



**169 Orchard Row**  
**Soham, Cambridgeshire CB7 5FY**  
**Guide Price £210,000**

## 169 Orchard Row, Soham, Cambridgeshire CB7 5FY

A modern mid terrace property set on the outskirts of this ever-growing town and offered for sale with no onward chain.

Accommodation includes entrance porch, living/dining room, kitchen, two bedrooms and bathroom.

Externally the property offers a fully enclosed garden and garage facilities.

Council Tax Band B (East Cambs)

EPC (D)

### Accommodation Details

#### Entrance Hall

door leading through to:

#### Living/Dining Room 17'5" x 11'8" (5.31 x 3.58)

Dado rail, carpeted flooring, ample room for a table and chairs, radiator, box bay window to the front aspect.

#### Kitchen 11'8" x 7'10" (3.58 x 2.39)

Fitted with a matching range of base and eye level storage units with work surfaces over, stainless steel sink with drainer, electric oven and separate hob with extractor above, tiled splashbacks, space and plumbing for washing machine, space for under counter fridge freezer, tiled flooring, staircase rising to first floor, window to rear aspect, door leading out to rear garden.

#### First Floor Landing

doors leading through to:

#### Bedroom 1 13'8" x 11'8" (4.17 x 3.58)

Carpeted flooring, radiator, window to the front aspect.

#### Bedroom 2 8'6" x 7'10" (2.60 x 2.39)

Airing cupboard, carpeted flooring, radiator, window to the rear aspect.

#### Bathroom 6'6" x 5'3" (2.00 x 1.62)

Suite comprising low level WC, hand wash basin and panelled bathtub with shower over, tiled splashbacks, radiator.

#### Outside - Front

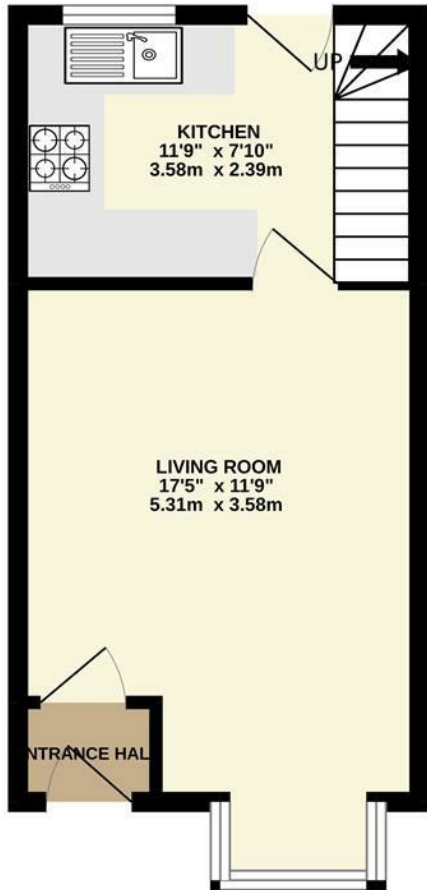
Laid to lawn with pathway to front door.

#### Outside - Rear

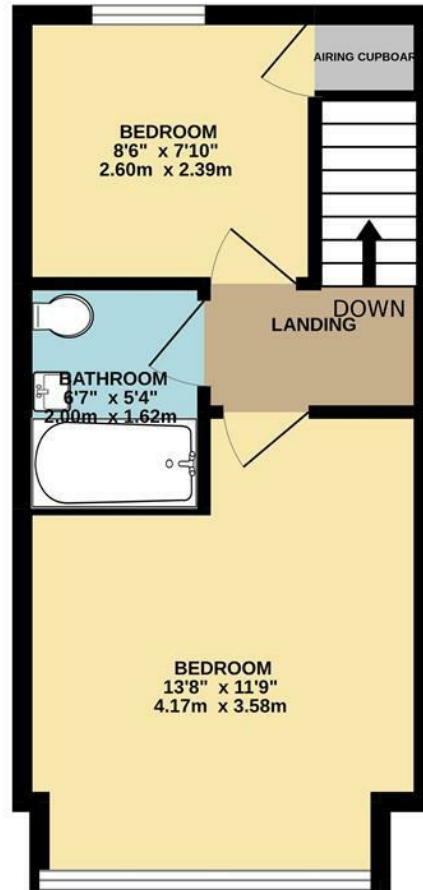
Enclosed rear garden laid mainly to lawn with trees, shrubs and a garden path leading down to gated access at the bottom of the garden.



GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.

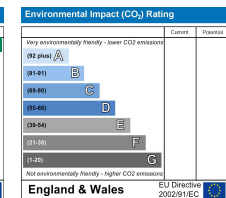
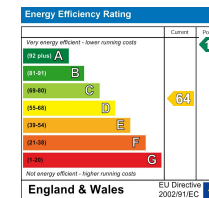
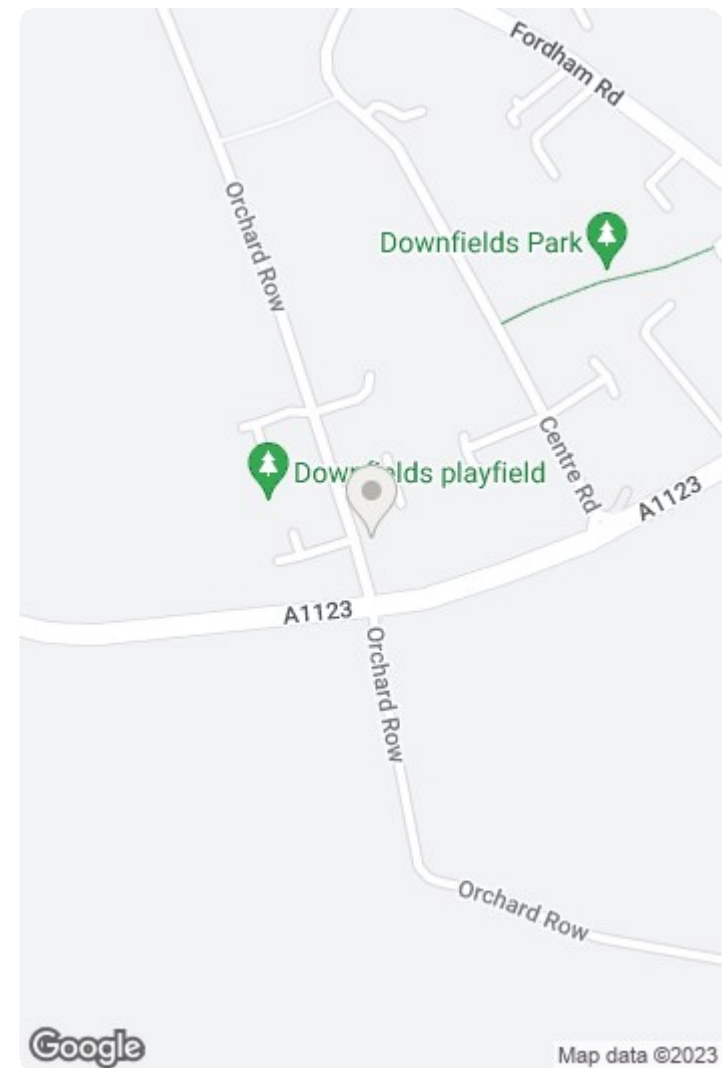


1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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