

**11A Centre Road, Soham
Cambridgeshire CB7 5AU
Offers In Excess Of £250,000**

MA
Morris Armitage
01638 742461
www.morrisarmitage.co.uk



****OPEN HOUSE**
THURSDAY 25TH MAY 4PM TO 6PM
NO APPOINTMENT NEEDED.**

An individual, modern, detached 2 bedroom home located on the South side of the well served town of Soham.

Offering acomodation including kitchen/dining room, sitting room, downstairs WC and 2 bedrooms and bathroom to the first floor.

Offering ample parking and a South facing garden, with further parking to the rear, this home is a must to view.

**Council Tax Band C (East Cambridgeshire)
EPC (C)**



Accommodation Details

Entrance Hall

Staircase rising to first floor, radiator, door leading through to:

Sitting Room

14'6" x 11'5" (4.44m x 3.49m)

Radiator, window to the front aspect, door to cloakroom, opening through to:

Cloakroom

5'4" x 3'5" (1.65m x 1.05)

Suite comprising low level WC and hand wash basin, tiled splashbacks, radiator, wood flooring, extractor, obscured window to the side aspect.

Kitchen/Dining Room

14'10" x 8'0" (4.54m x 2.44m)

Fitted with a matching range of eye level and base storage units with working top surfaces over, stainless steel sink with drainer and mixer tap over, built in oven with separate hob and extractor hood above, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, room for table and chairs, radiator, tiled flooring, window to the rear aspect, French doors leading out to rear garden.

First Floor Landing

Window to the side aspect, doors and access through to:

Bedroom 1

12'6" x 11'5" (3.82m x 3.49m)

Cupboard housing boiler, radiator, window to the front aspect.

Bedroom 2

10'0" x 8'3" (3.06m x 2.53m)

Radiator, window to the rear aspect.

Bathroom

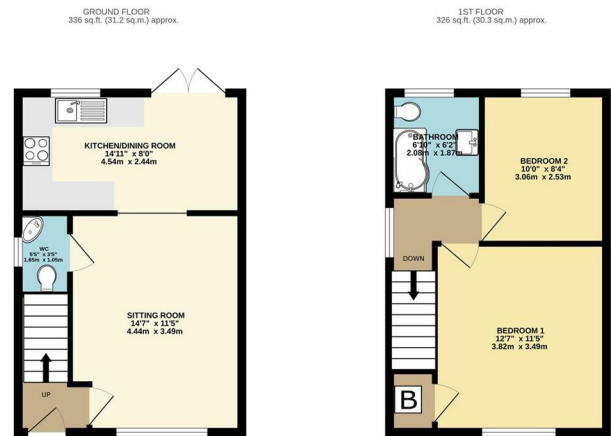
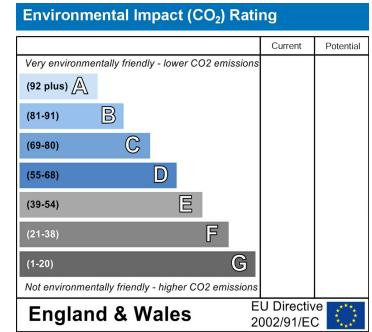
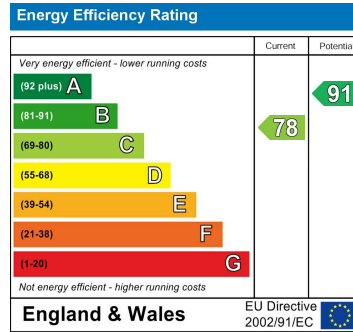
6'9" x 6'1" (2.08m x 1.87m)

Suite comprising concealed WC, hand wash basin with vanity unit under and curved bathtub with shower over and glass screen, part tiled walls, recessed LED lighting, wood effect flooring, radiator, obscured window to the rear aspect.

Outside

Front - Block paved area and shingle driveway providing off road parking.

Rear Garden - Laid mainly to lawn with timber fencing and shed.



TOTAL FLOOR AREA: 662 sq. ft. (61.5 sq. m.) approx.
 Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of floor, window, room and site areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given regarding their condition or operation.

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

