30 EAST FEN COMMON, SOHAM, ELY, CB7 5JJ

Offers In Region Of £197,500
An attractive three bedroom end terrace house with fabulous views over the common to the front

The residence stands in an end terrace position, of mainly brick facing elevations under a mainly pitched and tiled, part flat roof. The house offers three bedrooms upstairs and a lounge, kitchen/diner, rear hall and bathroom on the ground floor. It has oil fired central heating, double glazing, a courtyard rear garden and an extra piece of land slightly removed. A viewing is strongly recommended.

* Views over the common
* Three Bedrooms
* Living room
* Kitchen/Diner
* Oil central heating
* Double glazing
* Courtyard garden & extra piece of garden

Soham is a thriving town situated north east of Cambridge between Newmarket and Ely. Enjoying an excellent array of local facilities and amenities the town offers exceptional value for money and good road links to the rest of the country via the A14.
part glazed door to;

**ENTRANCE HALL** - with stairs to first floor, door to;

**LIVING ROOM** - with open fireplace (currently boarded), with brick surround and wooden mantle, double glazed window to front elevation, TV point, radiator, door to;

**KITCHEN/DINER** - with single drainer stainless steel sink unit, cupboard below, a further range of wall floor and drawer units with working surfaces and tiling to splashback areas, ceramic tiled floor, plumbing for washing machine, space for fried/freezer, electric cooker point, oil fired boiler, double glazed window to rear elevation, radiator, part glazed door to;

**REAR HALL** - with open cupboard, ceramic tiled floor, part glazed stable door to side, door to;

**BATHROOM** - with low level WC, pedestal wash basin, bath with shower over, tiling to splashback areas, ceramic tiled floor, frosted double glazed window to rear, extractor fan, radiator.

**FIRST FLOOR LANDING** - with double glazed window to side elevation

**BEDROOM 1** - with built in wardrobes and drawers, access to loft, double glazed window to front, radiator.

**BEDROOM 2** - double glazed window to rear, radiator.

**BEDROOM 3** - double glazed window to rear, radiator.

**OUTSIDE** - there is a courtyard garden to the rear which is partly laid to decking, with a brick shed, outside tap, gated access to the front and an extra piece of garden which is slightly removed, measures approx. 54ft x approx. 10ft wide, gas a greenhouse and is currently a little overgrown.

**AGENTS NOTES**
1. Council Tax Band B - East Cambridgeshire District Council
2. Draft details, awaiting Vendors approval
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.