



Hodson Close, Soham, Ely, Cambridgeshire CB7 5PL

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A well-presented four bedroom semi-detached town house situated in the centre of this well served village location.

- Semi-Detached Town House with Accommodation Over Three Floors
- Entrance Hall & Cloakroom
- Kitchen & Dining Room
- Sitting Room
- Four Bedrooms
- Family Bathroom
- Shower Room
- Allocated Parking
- Enclosed Rear Garden

Guide Price: £295,000



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

ENTRANCE HALL with PVCu front door opening to large entrance hall, double glazed window to side, radiator, ceramic tiled flooring, door to:-

KITCHEN/DINING ROOM 16'5" x 10'2" (5.00 m x 3.10 m) with double glazed window to front. Fitted with an attractive range of matching wall and base units, worktop space over and metro tiled splashbacks, inset 1 & 1/5 bowl stainless steel sink unit with mixer tap, four ring gas hob with Bosch extractor hood over, single oven, plumbing for washing machine, radiator and ceramic tiled flooring.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin and tiled splashbacks, ceramic tiled flooring.

SITTING ROOM 16'5" x 10'10" (5.00 m x 3.30 m) with double glazed window to rear and double glazed patio doors opening to rear terrace. Feature entertainment wall, TV and fireplace display. Radiator, staircase rising to first floor with useful storage recess below.

FIRST FLOOR LANDING with feature staircase rising to second floor with recess under, vaulted ceiling, built-in airing cupboard.

BEDROOM ONE 10'2" x 9'2" (3.10 m x 2.80 m) with double glazed window to side, radiator.

BEDROOM TWO 10'2" x 7'10" (3.10 m x 2.40 m) with double glazed window to front, radiator.

FAMILY BATHROOM Fitted with a fully tiled three piece suite comprising low level WC, wash hand basin and bath. Opaque double glazed window to side, tiled flooring.

SECOND FLOOR LANDING with access to loft, feature window to front, radiator.

BEDROOM THREE 10'6" x 7'10" (3.20 m x 2.40 m) with double glazed dormer window to front, radiator.

BEDROOM FOUR 10'2" x 7'7" (3.10 m x 2.30 m) with sloped ceiling, Velux window to rear, radiator. Currently in use as Dressing Room.

SHOWER ROOM with Velux window to rear. Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Ceramic tiled flooring and tiled splashbacks.

EXTERIOR Gravelled driveway to front with allocated parking to the side which in turn leads to gated access to the rear garden.

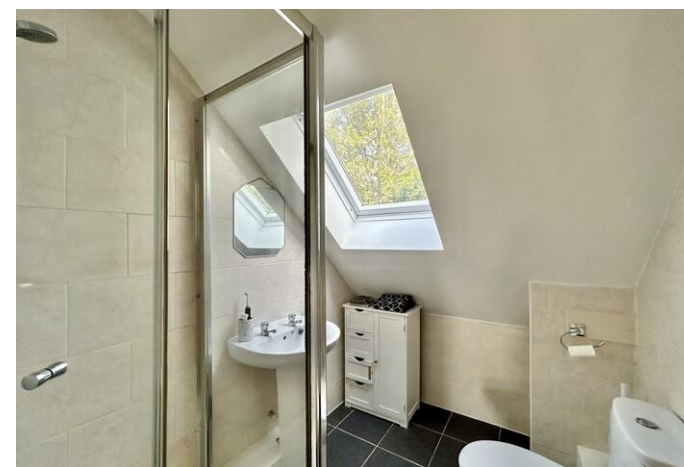
The rear garden is predominantly laid to lawn with an extensive paved patio, timber shed and enclosed by wood panel fencing.

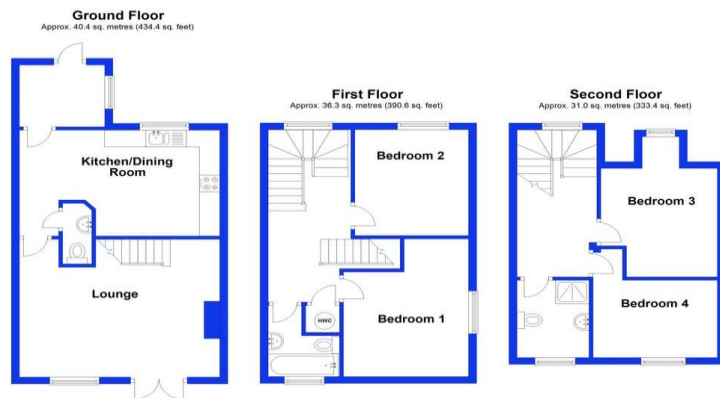
Tenure The property is Freehold

Council Tax Band C **EPC** C (75/85)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH/6235





Total area: approx. 107.6 sq. metres (1158.4 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.