



**7 Archers Close  
Soham**

**DAVID  
BURR**





# 7 Archers Close, Soham, Ely, CB7 5QL

Soham is a well-served Cambridgeshire village, with a local church, reputable village college and has an abundance of local shops and restaurants. The village lies approximately 10 miles north of the Historic racing town of Newmarket and 6 miles south west of the Cathedral town of Ely, both of which have excellent access links to Cambridge and London, via rail and road.

A deceptively spacious and well-presented two-bedroom chalet bungalow boasting a tucked away position close to the centre of town. The property offers close to 800 sq.ft of accommodation consisting of an entrance hall, kitchen/dining room, sitting room, shower room, two bedrooms and a family bathroom. Externally offering driveway parking for two vehicles, a single garage and a well-presented and private garden.

## A two-bedroom chalet bungalow in Soham offering close to 800 sq.ft of accommodation.

### GROUND FLOOR

**ENTRANCE HALL** Stairs rising to the first floor, and doors leading to the -

**KITCHEN / DINING ROOM** Fitted kitchen with cupboard units and drawers with worktops over and an inset sink and drainer. Integrated appliances include a double-oven, gas hob, fridge-freezer and freestanding dishwasher. Ample dining space and French doors to the rear aspect with window to front.

**SITTING ROOM** Window to front aspect and French doors to the rear leading to the garden.

**SHOWER ROOM** Extensively tiles with shower cubicle, wash hand basin and WC.

### FIRST FLOOR

**LANDING** With Velux window and doors leading to –

**BEDROOM 1** Large space with window to front aspect.

**BEDROOM 2** Built in storage and window to front aspect.

**BATHROOM** Extensively tiled with a bath and shower over, wash hand basin, WC and window to front aspect.

### OUTSIDE

The property offers allocated driveway parking for two vehicles to the side of the property, as well as a **SINGLE GARAGE** complete with light and power. The rear garden is well-presented and predominately lawned with a paved terrace.



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**SERVICES** Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

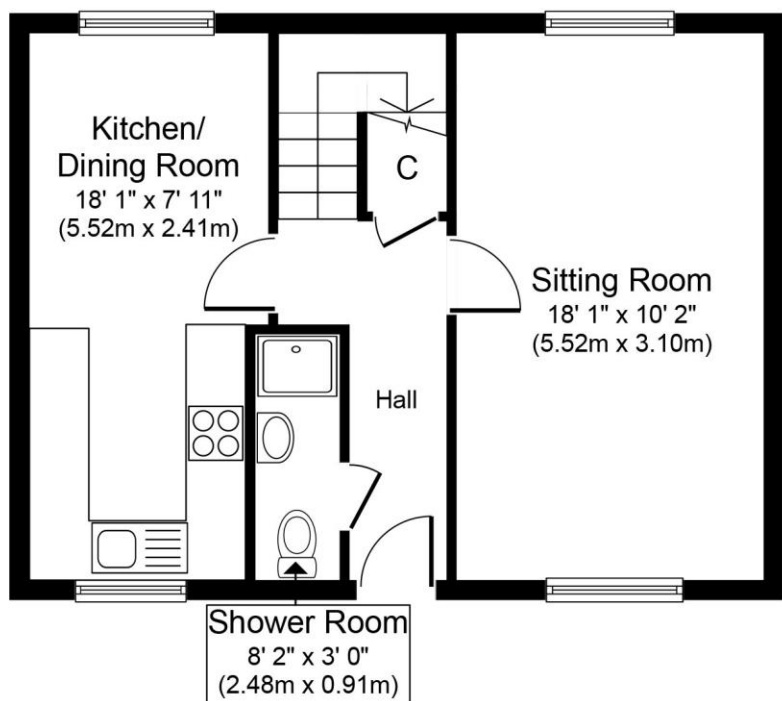
**COUNCIL TAX BAND B.**

**WHAT3WORDS** octagonal.tribune.steers

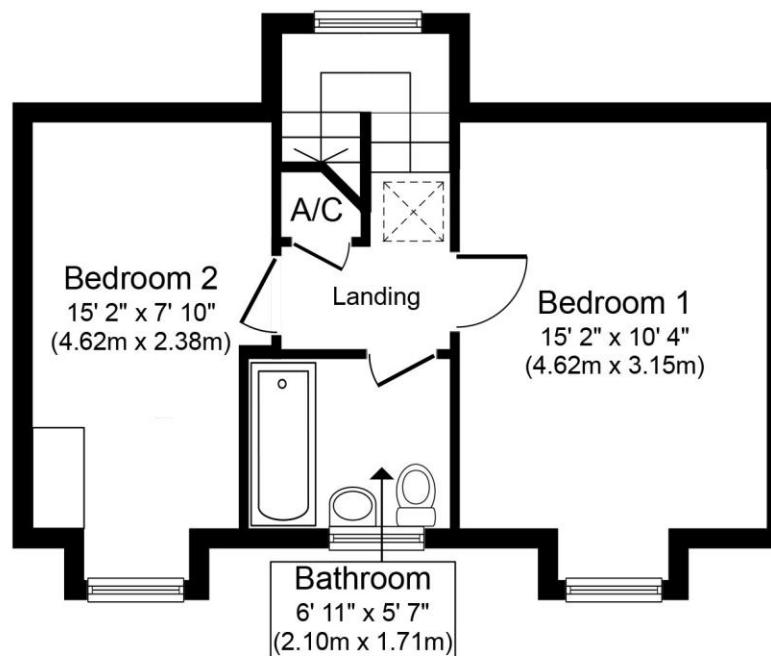
**EPC** tbc.

**VIEWING** by prior appointment only through David Burr estate agents.

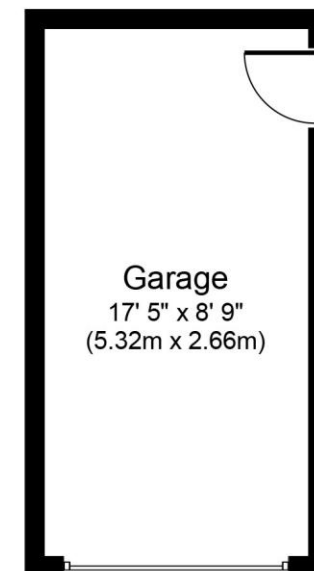




**Ground Floor**  
**Approximate Floor Area**  
**436 sq. ft.**  
**(40.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**354 sq. ft.**  
**(32. sq. m.)**



**Garage**  
**Approximate Floor Area**  
**152 sq. ft.**  
**(14.1 sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

