

23 Perch Chase, Soham

Ely

£269,500

Ensum Brown
NEIL WISE LTD



23 Perch Chase

Soham, Ely

A modern and well-presented end-of-terrace home in Soham, with an open-plan kitchen/dining room, a good-sized lounge, a downstairs WC, 2 double bedrooms, a bathroom, an enclosed garden backing onto a meadow, a single garage, an EV charger and secure driveway parking for multiple vehicles.

- Modern End Of Terrace House
- Still Under Original Building Warranty
- Single Garage
- Secure Driveway Parking For Multiple Vehicles & An EV Charger
- Good Condition Throughout
- Two Double Bedrooms
- Open Plan Kitchen/Diner With Fitted Appliances
- Bathroom
- Downstairs WC
- Good Sized Landscaped Garden Backing On To A Private Meadow

Property Insight
A modern and well-presented end-of-terrace home in the popular town of Soham. Still under the original building warranty, this would make an excellent first-time purchase, offering an open-plan kitchen/dining room with fitted appliances, a good-sized lounge, a downstairs WC, 2 double bedrooms, a bathroom, an enclosed garden backing onto a meadow, a single garage, an EV charger and driveway parking for multiple vehicles.

The property enjoys a pleasant frontage with lawn, planted borders and gated side access to the rear. Inside, the bright entrance hallway features LVT flooring, inset lighting and integrated storage, with stairs to the first floor and access to the cloakroom WC.

The open-plan kitchen/dining room has a front-aspect window, a range of modern base and wall units, laminate worktops, tiled splashbacks and LVT flooring. Integrated appliances include an oven, hob, extractor, dishwasher and fridge/freezer, with space for a washing machine and a dining setting.

The good-sized lounge enjoys double French doors to the garden, LVT flooring, understairs storage and ample room for furniture.

Upstairs, there are 2 well-proportioned double bedrooms, integrated storage, and a family bathroom with a bath and overhead shower, WC and hand wash basin.

Outside, the rear garden is very spacious for a 2-bed home and fully enclosed, offering a lovely sunny spot to relax. Laid to lawn and paved patio, it has room for garden furniture and entertaining, with access to the front of the property and the garage.

Agent Notes
There is an annual service charge of £287.





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Council Tax band: TBD

Tenure: Freehold





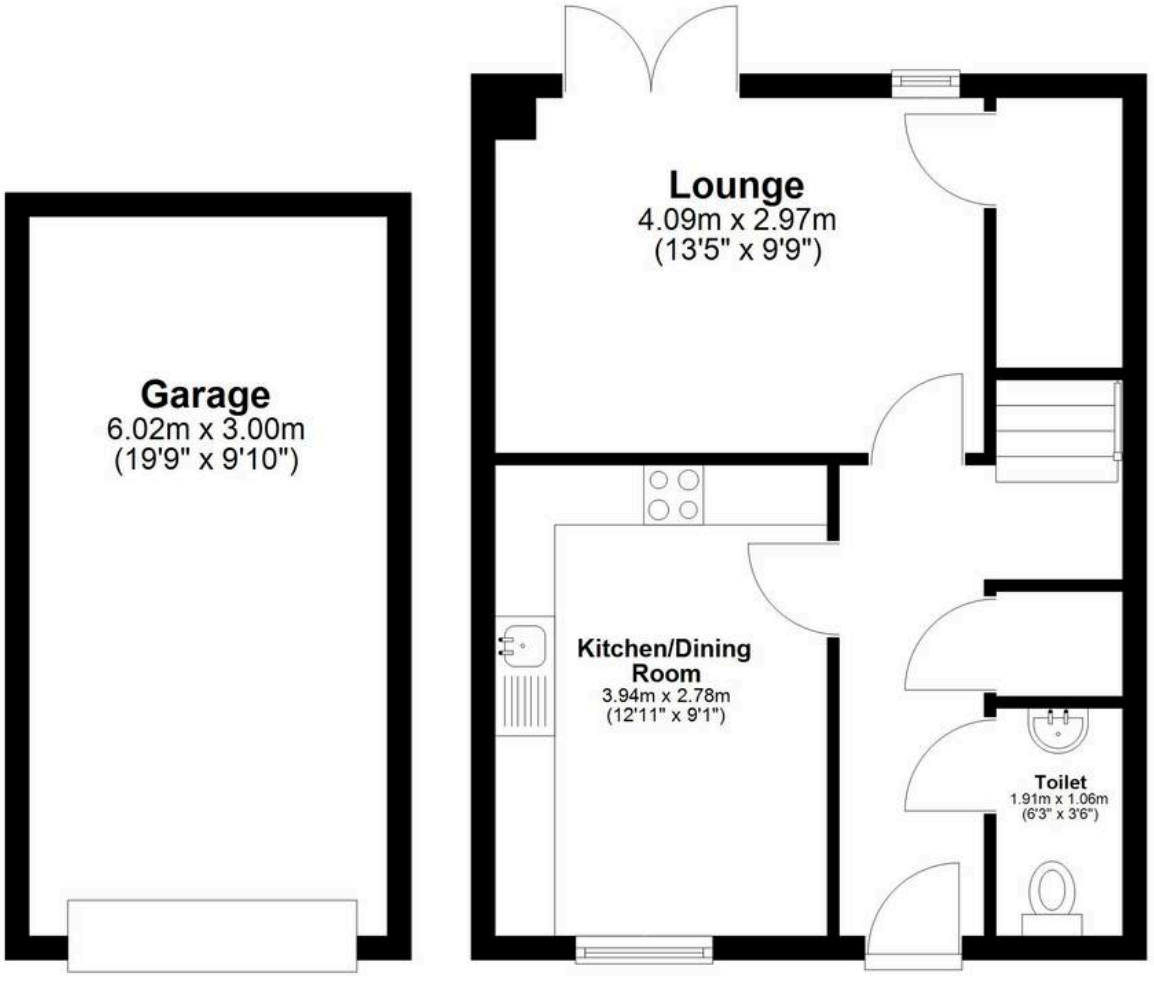




Ground Floor

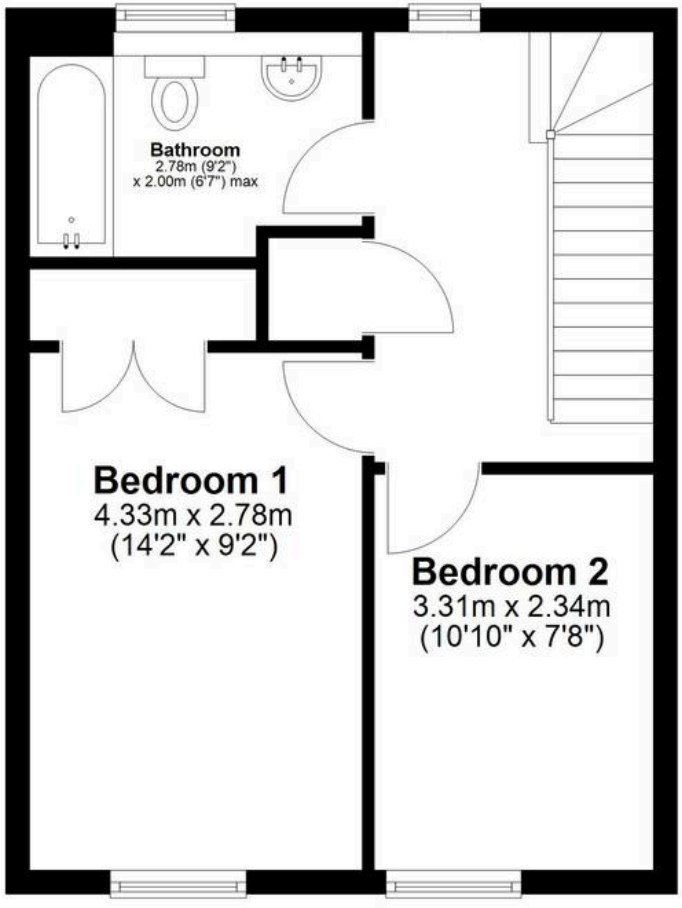
Main area: approx. 36.8 sq. metres (396.4 sq. feet)

Plus garages, approx. 18.0 sq. metres (194.1 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Main area: Approx. 73.4 sq. metres (790.4 sq. feet)

Plus garages, approx. 18.0 sq. metres (194.1 sq. feet)



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