



Lavender House Hasse Road, Soham Ely CB7 5UW

welcome to Lavender House Hasse Road, Soham Ely

- Modern interior
- Annex opportunity
- Soothing location
- Private parking
- Gated entrance

Tenure: Freehold

EPC Rating: B

guide price **£800,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Ground Floor:

Lounge

22' 9" x 18' 3" (6.93m x 5.56m)

Wc

6' 8" x 3' 6" (2.03m x 1.07m)

Kitchen/diner

31' 1" x 20' 6" (9.47m x 6.25m)

Utility Room

13' 4" x 7' 5" (4.06m x 2.26m)

Bathroom

7' 5" x 6' 5" (2.26m x 1.96m)

Bedroom 5/Study

17' 3" extending to 20' 6" x 10' 8" (5.26m extending to 6.25m x 3.25m)

First Floor:

Bedroom 1

Irregular Shaped Room 20' 6" x 13' 7" (6.25m x 4.14m)

Ensuite

7' 5" x 7' 5" (2.26m x 2.26m)

Bedroom 2

Ensuite

9' 1" x 3' 2" (2.77m x 0.97m)

Bedroom 3

14' 7" x 10' 8" (4.45m x 3.25m)

Bedroom 4

14' 7" x 10' 8" (4.45m x 3.25m)

Bathroom

9' 1" x 8' 2" (2.77m x 2.49m)

Garage

27' 8" x 19' (8.43m x 5.79m)

Annex Bedroom

20' 3" x 10' 4" (6.17m x 3.15m)

Garage/Living Area

check out more properties at williamhbrown.co.uk



Property Ref:

NMT103844 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01638 660633



newmarket@williamhbrown.co.uk



Meldreth House Wellington Street,
NEWMARKET, Suffolk, CB8 0HT



williamhbrown.co.uk