



45 Pratt Street

Soham, Ely, Cambs, CB7 5BH

Guide Price £245,000



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Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co Op, Asda, M&S Local and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station, links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

Well-presented 3 bed terrace property with garage, located a short walk from the High Street and close to Wetherall's School. The property benefits from double glazing, gas fired central heating, gardens to front and rear and garage in block to the rear.

Hallway

Stairs to first floor. Radiator. Fusebox. part double glazed entrance door with side panel.

Lounge Area - 4.09m x 3.86m (13'5" x 12'8") max

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Electric fire.

Dining Area - 3m x 2.29m (9'10" x 7'6")

Double glazed patio doors to the rear garden. Radiator. Telephone point. Ceiling light point. Opening to:

Kitchen - 3.05m x 2.26m (10'0" x 7'5")

Range of units at base and wall level with roll edge work surfaces and a stainless-steel sink and mixer tap. Tiled splash areas. Double glazed window to the rear aspect. Worcester gas fired boiler serving central heating and hot water. (Recently serviced). Space and plumbing for automatic washing machine. Zanussi single electric oven with extractor over. Radiator. Understairs storage cupboard.

Landing

Access to loft space. Cupboard with shelving. Ceiling light point.

Bedroom 1 - 3.58m x 2.67m (11'9" x 8'9")

Double glazed window to the rear aspect. Radiator. Spotlights.

Bedroom 2 - 3.71m x 2.67m (12'2" x 8'9")

Double glazed window to the front aspect
Radiator. Coved ceiling with light point.

Bedroom 3 - 2.74m x 1.98m (9'0" x 6'6")

Double glazed window to the front aspect.
Radiator. Ceiling light point and built-in
cupboard with shelving over stairs.

Shower Room - 2.06m x 1.85m (6'9" x 6'1")

Shower cubicle. Wash basin with cupboard
under. Low level WC. Heated towel rail. Fully
tiled walls. Spotlights. Double glazed window
to the rear aspect.

Outside

Area of lawn to the front with steps to the
entrance door. The rear garden is laid to lawn
with path to a rear entrance gate leading to the
garage at the rear. Timber garden shed.
Timber fencing to boundaries. Outside power
point and water tap.

Notes

Local Council is East Cambridgeshire District
Council

Council Tax Band is B

Tenure is Freehold.

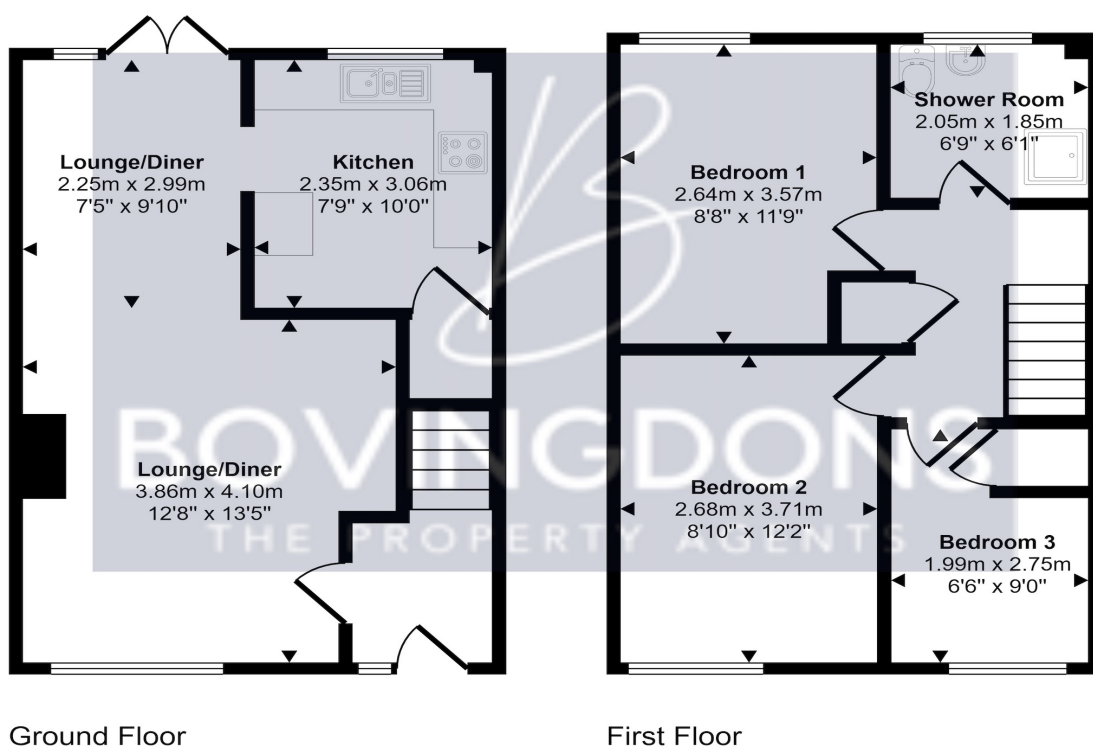
All main's Utilities connected.





Floor Plan

Approx Gross Internal Area
71 sq m / 763 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.