



11 High Street

Soham, Ely, Cambs, CB7 5HB

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 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 period property located in the Town Centre, benefitting from gas central heating, separate reception rooms, parking for two vehicles, kitchen with fitted appliances, double glazing and presented in good decorative order.

Hallway - 5.11m x 0.89m (16'9" x 2'11")
Stairs to the first floor. Radiator. Ceiling light point.

Living Room - 3.96m x 3.81m (13'0" x 12'6"max)
Double glazed sash window to the front aspect. Gas fire as seen. Vertical radiator. Meter cupboard. Ceiling light point.

Dining Room - 3.81m x 3.02m (12'6" max x 9'11")
Double glazed patio doors to the rear garden. Tiled flooring with electric underfloor heating and wall control point. Understairs storage cupboard. Ceiling light point. Opening to:

Kitchen - 3.43m x 2.51m (11'3" x 8'3")
Range of units at base and wall level with work surfaces over. Stainless steel sink with mixer tap. Double glazed window and door to the rear garden. Tiled floor with under floor heating. Spotlights to ceiling. Smeg Induction hob, stainless steel extractor over Electric single under oven, Integrated fridge and freezer. Integrated Bosch dishwasher. Integrated Bosch washing machine. Tiled splash areas. Door to:

Bathroom - 2.24m x 1.75m (7'4" x 5'9")
'P' Shaped panelled bath with shower scree and Mira electric shower over. Double glazed window to the rear side aspect. Low level WC. Pedestal wash basin. Tiled splash areas. Access to loft space. Tiled flooring. Heated towel rail. Extractor fan.

Landing

Split level landing. Ceiling light point.

Bedroom 1 - 4.01m x 3.96m (13'2" plus wardrobes x 13'0")

Access to loft space. Double glazed sash window to the front aspect. Range of wardrobes with sliding doors to one wall. Radiator. Ceiling light point.

Bedroom 2 - 3.05m x 2.57m (10'0" x 8'5")

Double glazed sash window to the rear aspect. Radiator. Original Victorian fire grate. Ceiling light point.

Bedroom 3 - 3.05m x 2.49m (10'0" x 8'2")

Double glazed window to the side aspect. Radiator. Ceiling light point.

Outside

Rear courtyard garden with light and outside tap. Small storage shed with EV charging point. Hardstanding for one vehicle. Gates open to hardstanding to the rear for further parking.

Notes

Local Council is East Cambridgeshire District Council.

Council Tax Band is B

Access to the rear is via the nearby commercial car salesroom with full access rights.

EV Charging point.



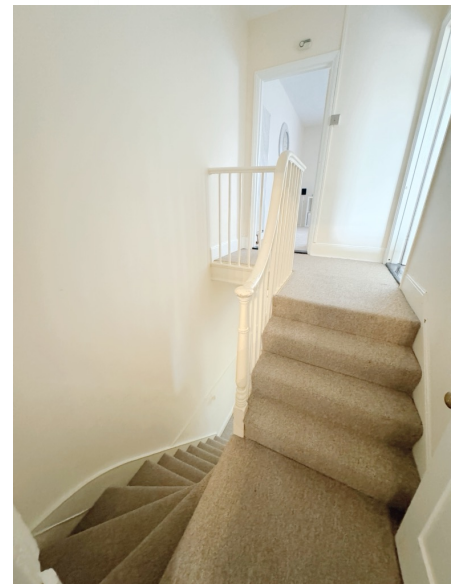
Energy Efficiency Graph



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
101 sq m / 1088 sq ft



Ground Floor
Approx 53 sq m / 573 sq ft

First Floor
Approx 48 sq m / 514 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.

Please contact our Soham Office on 01353725723 if you wish to arrange a viewing appointment for this property or require further information.

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.