



Kents Cottage

Kents Lane, Soham, Ely, Cambs, CB7
5DX

Guide Price £340,000



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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

Rarely available 2 bedroom Detached & Thatched Cottage, which benefits from gas central heating, superb wrap around garden, separate reception rooms, WC and a detached garage. This unique home, which requires some cosmetic updating, is located close to the High Street shops and must be viewed.

Entrance Hall - 2.36m x 1.37m (7'9" x 4'6")

Stained glass window to the side aspect. Radiator. Cupboard with electric meter and fuse box. ceiling light point.

WC - 1.32m x 0.74m (4'4" x 2'5")

Stained glass window to the rear aspect. Three-quarter tiled walls and tiled floor. Low level WC. ceiling light point.

Living Room - 4.85m x 3.58m (15'11" x 11'9" max)

Windows to the front aspect and sash window to the side aspect. Picture rail. Radiator. Five wall light points. Feature fireplace with tiled insert and hearth and attractive surround and mantel over.

Dining/Family Room - 3.91m x 3.02m (12'10" x 9'11")

Windows to side and rear aspects with secondary glazing. Multi-paned door to the rear garden. Radiator. Ceiling light point. Feature brick faced open fireplace with recesses to side and wooden mantel over. Door to stairs to first floor. Door to kitchen.

Kitchen - 4.01m x 1.96m (13'2" x 6'5")

Range of units at base and wall level with worksurfaces over and incorporating a stainless-steel sink with mixer tap. Tiled splash areas. leaded light window to front aspect and small window to side aspect. Two ceiling light points. Saloon style door to rear garden. 4-Ring gas hob with single oven under and extractor hood over. Space and plumbing for automatic washing machine. Under stairs storage space with room for fridge. Space for freezer. Radiator.

Landing

Access to loft space. Eaves storage. Central heating and hot water programmer.

Bedroom 1 - 4.85m x 3.58m (15'11" x 11'9")

Window to the front aspect with secondary glazing. Radiator. Ceiling light point. Feature 'Eyebrow' window to the side aspect. Two built-in cupboards. Reduced height (sloped) ceiling.

Bedroom 2 - 3.45m x 2.69m (11'4" x 8'10")

Double glazed window to the rear aspect. Leaded light window to the side aspect. Eaves storage. Radiator. Ceiling light point.

Bathroom - 2.31m x 2.11m (7'7" x 6'11")

Panelled bath. Low level WC. Wash basin in vanity unit with cupboards under. Radiator. Window to the rear aspect. Airing cupboard with hot water tank and shelved. Ceiling light point.

Outside

Superbly landscaped and mature gardens wrap around the property with timber garden room, pond, patio and an array of shrubs, flowers and trees. There is a parking area to the front of the property with a detached garage that has power and light, two windows to the rear garden, eaves storage and measures approximately 16'3" x 13'2". A personal wrought iron gate leads from the front to the side and rear gardens. Solid fuel storage bunker and area for bin storage.

Property Information

Local Council is East Cambridgeshire District Council

Council Tax Band is C.

The vendor informs us that there are no wayleaves, easements, rights of way or restrictive covenants they are aware of. Property is Freehold.

No onward chain.

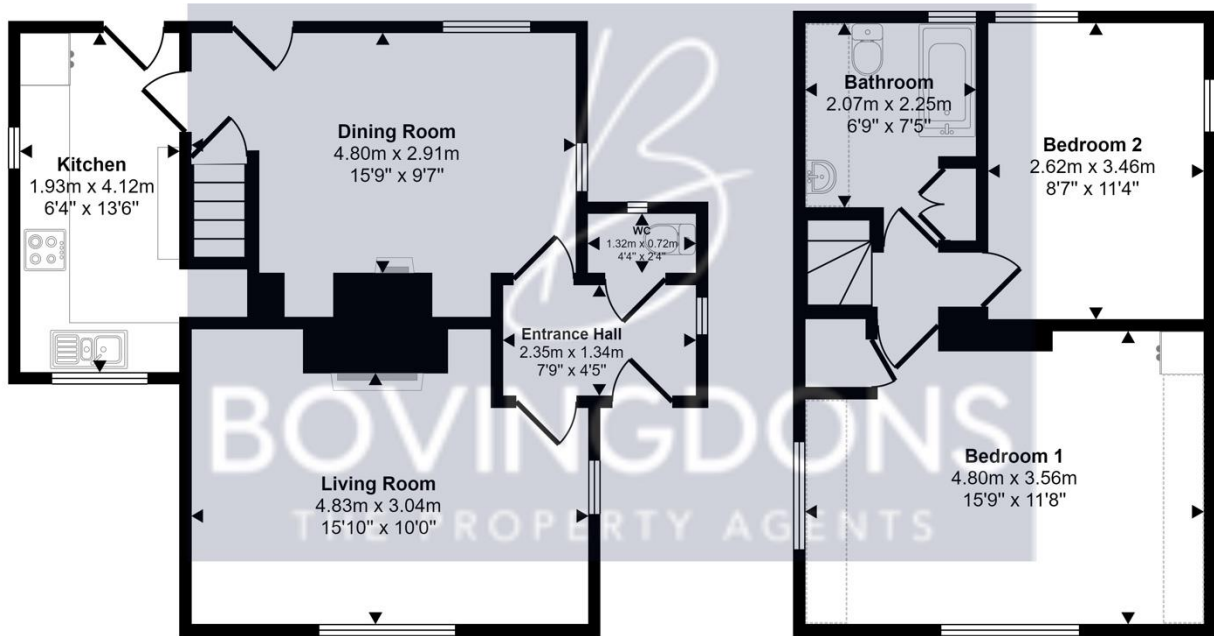
All main's services are connected.





Floor Plan

Approx Gross Internal Area
81 sq m / 873 sq ft



Ground Floor
Approx 46 sq m / 497 sq ft

First Floor
Approx 35 sq m / 376 sq ft

Denotes head height below 1.5m

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

Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.