



## 37 Speed Lane

Soham, Ely, Cambs, CB7 5BT

**Guide Price £279,950**





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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 highly-rated 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 semi detached house at the end of a cul-de-sac, which benefits from gas central heating, double glazing, ensuite, good sized rear garden and parking for 2 vehicles to the side. This is a great first-time purchase.

### Hallway - 3.78m x 1.7m (12'5" x 5'7")

Stairs to first floor Built-in storage cupboard and built-in understairs storage cupboards. Part glazed entrance door. Coved ceiling with ceiling light point. Mains wired fire alarm. Radiator. Door to:

### Kitchen - 3.78m x 2.49m (12'5" x 8'2")

Range of units at base and wall level with wooden work surfaces over. Single bowl enamel sink with mixer tap. Double glazed window to the front aspect. Integrated Neff single oven and 4-ring induction hob. Glass splash-back with extractor above. Integrated dishwasher. Cupboard housing Ideal gas fired boiler serving central heating and hot water.

### Living Room - 4.39m x 3.23m (14'5" x 10'7")

Double glazed patio doors and double-glazed window to the rear aspect. Two ceiling light points. TV point. Wooden flooring.

### Landing - 1.98m x 1.88m (6'6" x 6'2")

Coved ceiling with light point. Mains wired fire alarm.

### Bedroom 1 - 3.28m x 3.23m (10'9" x 10'7")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Large walk-in wardrobe/storage cupboard.

### Bedroom 3 - 3m x 2.29m (9'10" x 7'6")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Built-in cupboard.

**Bathroom** - 1.96m x 1.65m (6'5" x 5'5")

Panelled 'P' Shaped bath with shower and screen over. Wash basin in vanity unit with cupboard under and mixer tap. low level WC. Tiled splash areas. Tiled floor. Extractor fan. Coved ceiling with light point. Heated towel rail. Double glazed window to the front aspect

**Landing** - 1.32m x 1.14m (4'4" x 3'9")

Radiator. Mains wired fire alarm. Wall light point.

**Bedroom 2** - 3.53m x 2.84m (11'7" x 9'4")

Double glazed Velux skylight windows to both front and rear aspects. Eaves storage cupboards Ceiling light point. Recess with shelving. Door to:

**Ensuite** - 1.35m x 1.24m (4'5" x 4'1")

Wash basin. Low level WC. Corner curved shower cubicle. Extractor. Wall light point. Tiled floor.

**Outside**

The front garden has gas and electric meter cupboards. There is a canopy over the entrance door and there is parking to the side for 2 vehicles with an EV Charging point.

The rear garden has a paved patio with an area of lawn and landscaped borders. Timber fencing to 3 sides. Personal gate to the side. Timber garden shed.

**Property Information.**

Local Council is East Cambridgeshire District Council.

Council Tax Band is B

The property is freehold with title number CB183480

All main's services are connected

Restrictions apply but the vendor is not aware of any Wayleaves, Easements or Rights of Way.

Flood risk is very low.

Estimated Broadband speeds are Standard 15mbps, Superfast 80mbps and Ultrafast 1800mbps

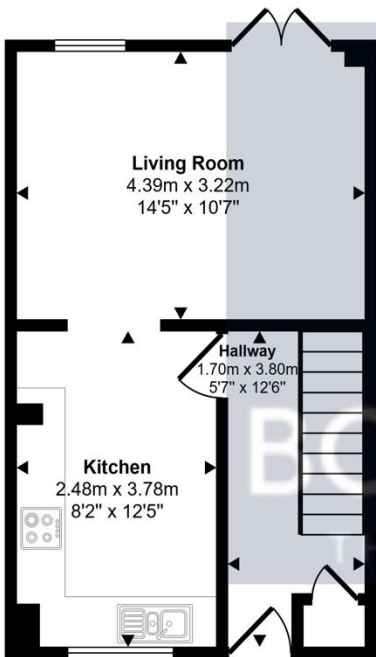




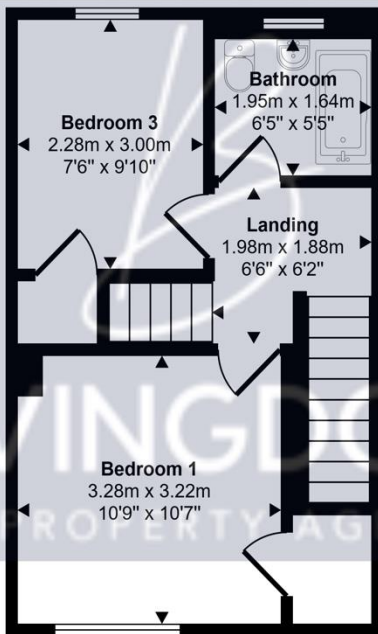


# Floor Plan

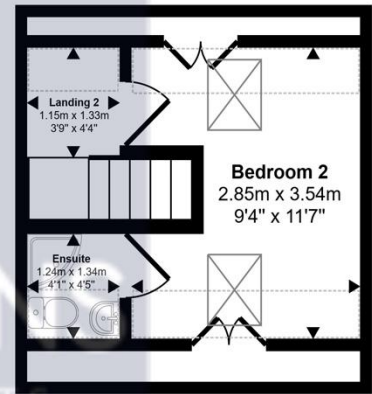
Approx Gross Internal Area  
82 sq m / 878 sq ft



Ground Floor  
Approx 31 sq m / 336 sq ft



First Floor  
Approx 32 sq m / 343 sq ft



Second Floor  
Approx 18 sq m / 198 sq ft

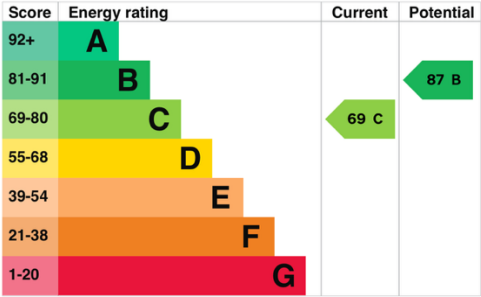
Denotes head height below 1.5m

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 01353 725723 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 firms' employment has the authority to make or give any representation or warranty in respect of the property.