



111 Paddock Street

Soham, Ely, Cambs, CB7 5JA

Guide Price £380,000



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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

First time on the market for 50 years, this detached, 3-bedroom house, close to the High Street, offers scope for updating and improvement but benefits from gas fired central heating, double glazing, large conservatory and a detached double garage.

Hallway

Part glazed entrance door and glazed side panels. Stairs to first floor with understairs cupboard. Telephone point. Double glazed window to the side aspect. Ceiling light point.

Living Room - 5.82m x 3.78m (19'1" x 12'5")

Double glazed windows to the front and side aspects. Radiator. Gas fire on a stone hearth and with stone surround and timber mantel. Coved ceiling with light point. Opening to dining area.

Dining Area - 3.48m x 1.83m (11'5" x 6'0")

Double glazed window to the side and rear aspects. Radiator. Fluorescent strip light.

Kitchen - 3.07m x 2.26m (10'1" x 7'5")

Range of units at base and wall level with roll-top work surfaces over. Single bowl stainless-steel sink with mixer tap. Tiled splash areas and tiled floor. Double glazed window to the side aspect. Multi-paned glazed door to the conservatory. Radiator. Space for free standing cooker. Coved ceiling with two fluorescent strip lights. Wall mounted Glowworm Gas fired boiler serving central heating and hot water. Opening to larder/utility/storage cupboard with shelf and double-glazed window to the side aspect and tiled floor.

Conservatory - 5.94m x 6.02m (19'6" max x 19'9" max)

Spacious room of UPVC construction with double glazed door to the driveway and double-glazed patio doors to the rear garden. Vaulted ceiling. Two radiators. TV Point.

Landing

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

Bedroom 1 - 3.96m x 3.53m (13'0" x 11'7"inc wardrobes)

Double glazed window to the rear aspect.
Radiator. Ceiling light point. Range of wooden drawers and two double wardrobes to one wall.

Bedroom 2 - 3.63m x 3.53m (11'11" x 11'7"inc wardrobes)

Double glazed window to the front aspect.
Radiator. Ceiling light point. Range of wooden drawers and two double wardrobes to one wall.

Bedroom 3 - 2.57m x 2.26m (8'5" x 7'5")

Double glazed window to the front aspect.
Picture rail. Ceiling light point. Over stairs storage cupboard with fuse box, electric meter and shelving.

Shower Room - 2.26m x 2.03m (7'5" x 6'8")

Shower cubicle. Pedestal wash basin. Tiled splash areas. Radiator. Double glazed window to the rear aspect. Tiled floor. Heated towel rail. Cupboard housing hot water tank and shelving.

WC

Low level WC. Tiled floor. Double glazed window to the side aspect. Ceiling light point.

Outside

The front garden is enclosed with a brick wall with iron gate and path to the arched entrance porch. The front is laid to lawn with flower and shrub bedding. iron gates lead to the driveway to the side of the property providing off-road parking and leading to a double detached brick-built garage with electric roller doors, power and light. Gas meter cupboard. Open to the rear garden which has a patio area and is laid mainly to lawn with greenhouse, shed and hedging/fencing to boundaries.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is D

The property is Freehold.

Flood Risk is very low.

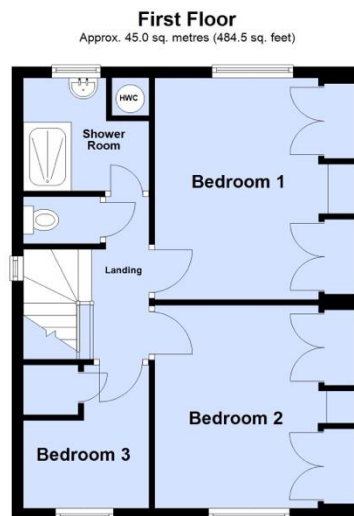
All main utilities are connected.

There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way
Estimated Broadband Speeds are Standard 18mbps, Superfast 278mbps and Ultrafast 1800mbps.





Floor Plan



Total area: approx. 113.5 sq. metres (1221.9 sq. feet)



Energy Efficiency Graph

EPC

COMMISSIONED

Viewing

Please contact our Soham Office on 01353 725723 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.