



**Clay Street, Soham, Cambridgeshire CB7 5HH**

**Guide Price £220,000**

**MA**

Morris Armitage

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## Clay Street, Soham, Cambridgeshire CB7 5HH

A deceptively spacious period cottage, beautifully presented throughout, situated near the heart of the town and within easy reach of the High Street and college. Soham train station is also within walking distance.

This charming home has been thoughtfully updated and improved, featuring a generous living/dining room, a modern fitted kitchen, utility room, two double bedrooms, and a first-floor bathroom.

The property benefits from a private rear garden and is offered with no onward chain, presenting excellent value for money.

- **Victorian Terrace Home**
- **Two Bedrooms**
- **Viewing Highly Recommended**

- **Kitchen & Utility Room**
- **1st Floor Bathroom**

- **Open Plan**
- **Private Rear Garden**

### Living Room 24'5 x 11'6 (7.44m x 3.51m)

Front door, open fireplace (not in use, but open), staircase rising to the first floor, under stairs cupboard, open plan lounge / diner, door opening to kitchen.

### Kitchen 10' x 6'11 (3.05m x 2.11m)

Fitted kitchen with wall and base units and working top surfaces over, inset circular sink and drainer, built in eye level electric oven, gas hob, tiled floor, door leading to utility and side door leading to the garden, window to side aspect.

### Utility 6'5 x 7'5 (1.96m x 2.26m)

Fitted with wall and base cupboards and working top surfaces over, tiled floor, space for white goods including fridge freezer and tumble dryer, boiler serving domestic hot water and central heating system with radiators around the home, window to the rear aspect.

### First Floor Landing

Laid to carpet, loft access via ladder to fully boarded loft.

### Bedroom 1 11' x 8'11 (3.35m x 2.72m)

Fitted wardrobe built into the alcove, laid to carpet, radiator, window to front aspect.

### Bedroom 2 10'11 x 11'4 (3.33m x 3.45m)

Built in wardrobes, radiator, laid to carpet, window to rear aspect.

### Bathroom

Contemporary four piece suite consisting of vanity unit with inset wash hand basin, WC, panel sided bath with hand held shower over, walk in shower cubicle with drying area and glass screen, tiled flooring, tiled walls, extractor fan, chrome ladder style towel rail, window to rear aspect.

### OUTSIDE

#### Front

Small front garden with dwarf brick wall, laid to slate chippings, pathway to front of house and passage way to rear garden.

### Rear Garden

Fully enclosed garden with patio seating area, lawn area, gate with access to side passage.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Mid-Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 78 SQM

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

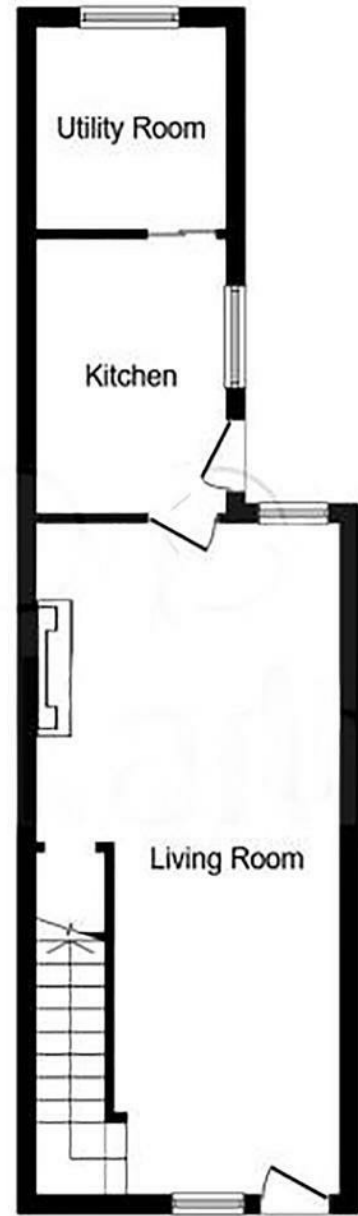
Rights of Way, Easements, Covenants

– None that the vendor is aware of

Location - What 3 Words -

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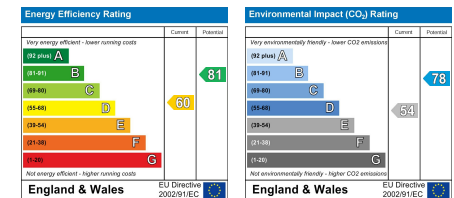
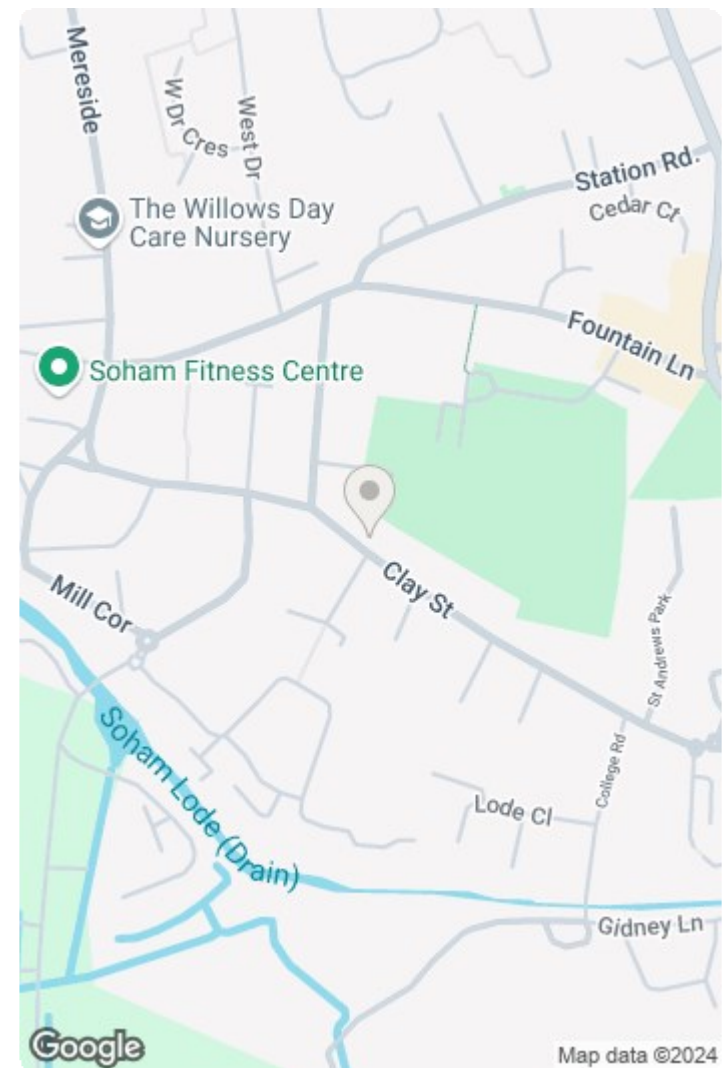




**Ground Floor**



**First Floor**



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