



Hall Street, Soham CB7 5BS

Offers In Excess Of £250,000

Hall Street, Soham, Cambridgeshire CB7 5BS

A stunning Victorian terraced home that has been fully modernised throughout, set in the heart of the popular village of Soham.

Soham is a large community with a thriving High Street offering many shops and amenities. There are two primary schools and a secondary school as well as several pubs and restaurants. A railway station connects with both Newmarket and Ely providing connections to Cambridge.

Accommodation includes a living room, dining room, refitted kitchen, two DOUBLE bedrooms and a first floor bathroom.

Externally, a landscaped rear garden with two outbuildings housing the utility room and W.C., and patio area. To the front there's an off road parking space.

Really must be seen to be fully appreciated.

Kitchen 7'8" x 7'1" (2.36m x 2.17m)

Contemporary, newly refurbished kitchen with a range of matching eye and base level cupboards with granite worktop over. Ceramic sink and drainer with mixer tap over. Integrated oven with gas hob and extractor above. Integrated fridge/freezer and microwave. Attractively tiled splashbacks. Tiled flooring. Window to the side aspect. Doors to the dining room and rear garden.

Dining Room 12'9" x 10'10" (3.90m x 3.31m)

Charming dining room with window to the rear aspect. Feature fireplace with ornate surround and mantel. Large built-in storage cupboard. Radiator. Door leading to the kitchen and opening to the inner hallway.

Inner Hallway

With openings to the dining room and living room. Stairs ascending to the first floor.

Living Room 12'9" x 10'4" (3.90m x 3.17m)

Charming living room with window to the front aspect. Feature fireplace with white surround with mantel and stone hearth. Radiator. Opening to inner hallway.

Utility Room 7'1" x 5'0" (2.17m x 1.54m)

Space and plumbing for washing machine. Door to the rear garden.

Cloakroom

Low level W.C. Door to the rear garden.

Landing

With hallway and doors leading to all bedrooms and bathroom. Stairs descending to ground floor.

Bedroom 1 12'9" x 10'4" (3.90m x 3.17m)

Double bedroom with window to the front aspect. Built-in storage cupboard. Radiator. Door to landing.

Bedroom 2 10'10" x 9'8" (3.31m x 2.95m)

Double bedroom with window to the rear aspect. Radiator. Door to landing.

Bathroom

Modern white suite comprising low level W.C., hand basin, panelled bath and walk-in shower. Attractively tiled throughout. Built-in storage cupboard. Obscured window. Door leading to landing.

Outside

Attractively paved patio area with doors leading to the kitchen, utility and cloakroom. Raised decking area, with further patio area with side pathway leading to the rear. Well maintained lawned area. Access gate to the rear. Off road parking space.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 73 SQM

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

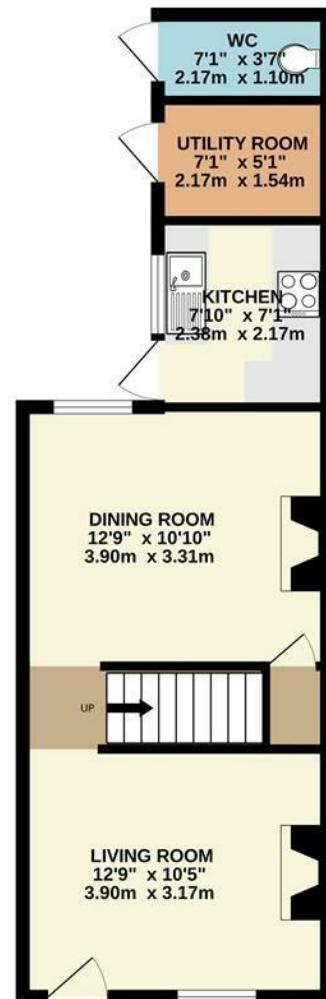
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

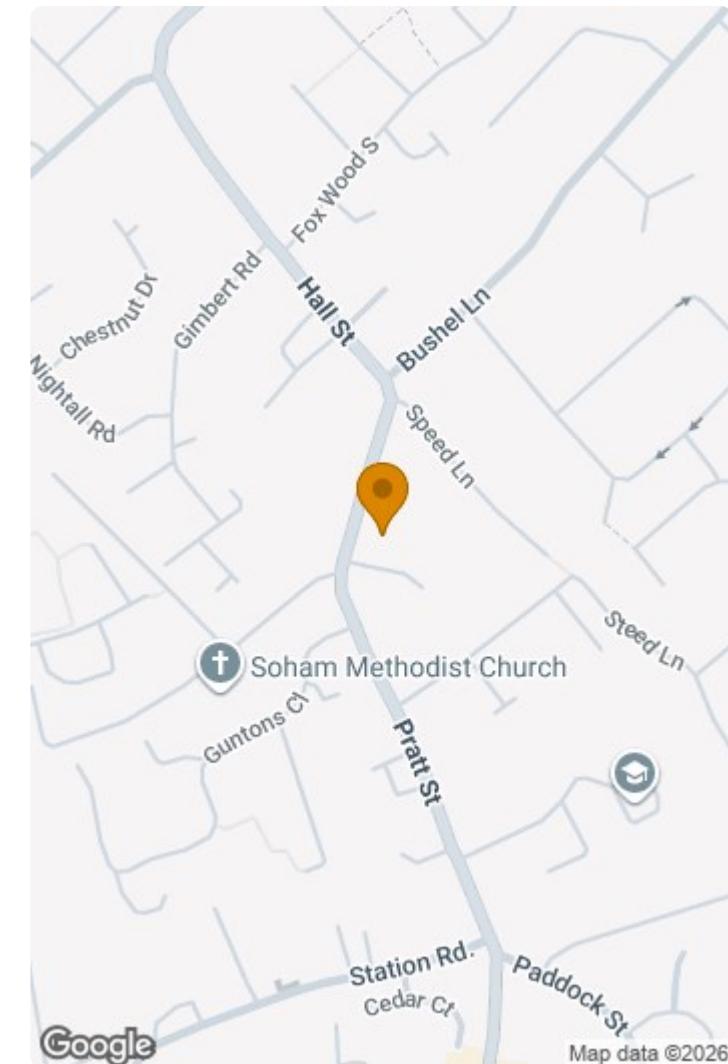
Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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