



Pratt Street, Soham, Cambridgeshire CB7 5BH
Offers In Excess Of £300,000

MA
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Situated on a quiet road in central Soham, this modern three-bedroom semi-detached home is part of an exclusive development of just 10 houses, built in 2018 by a bespoke builder.

The location offers central convenience with a peaceful, community atmosphere. Soham provides a charming mix of rural surroundings and modern amenities, with local shops, cafes, and schools. Its excellent transport links to Ely, Cambridge, and Newmarket make it ideal for both families and commuters.

Finished to a high standard, the property features a spacious open-plan kitchen, dining, and living area with Bosch appliances, three bright bedrooms, and a south-facing rear garden. It also benefits from an driveway access from the back, visitor parking, and a well-maintained front garden.

The detached home office has been converted into a fully insulated office with heating and air conditioning, while still offering garage space and loft storage. Energy-efficient rooftop solar panels provide regular payments via the National Grid, and the home holds an impressive EPC rating of A. The built-in Bosch appliances are included, and the boiler, serviced yearly, comes with 4 years remaining on its warranty.

With 4 years of NHBC warranty remaining, this property presents an excellent opportunity for a straightforward, high-quality purchase.

EPC (A) Council Tax C (East Cambs)

Accommodation Details:

Fully glazed front entrance door, with storm canopy, leading through to the:

Entrance Hall

Staircase rising to the first floor, storage cupboard, radiator, laid wooden style flooring and door through to the:

Lounge/Dining Area

17'7" x 15'3"

Spacious open plan lounge/dining room with TV connection point, two radiators, wall lighting, access to storage cupboard, laid wooden style flooring, double glazed window and French style doors to the rear aspect. Opening through to the:

Kitchen

10'0" x 8'11"

Modern fitted kitchen with a range of matching eye and base level storage units with working surfaces over, inset stainless sink and drainer with mixer tap over, integrated BOSCH appliances including fridge-freezer, oven and hob with extractor hood above and dishwasher. Double glazed window to the front aspect.

WC

Comprising a concealed WC, hand basin, part tiled walls, radiator and obscured double glazed window to the front aspect.

First Floor Landing

With access to loft space and door through to the bedrooms and bathroom.

Master Bedroom

10'11" x 9'3"

Double bedroom with built-in wardrobes, radiator, double glazed window to the front aspect and door through to the:

Ensuite

Three piece white suite comprising a concealed WC, wash basin with vanity cupboard under, enclosed shower cubicle, part tiled walls, tiled flooring and obscured double glazed window to the front aspect.

Bedroom 2

8'7" x 8'7"

Double bedroom with built-in wardrobes, radiator and double glazed window to the rear aspect.

Bedroom 3

8'7" x 6'5"

With built-in wardrobe, radiator and double glazed window to the rear aspect.

Bathroom

Modern bathroom suite with concealed WC, hand basin with vanity cupboard under, panelled bath with wall mounted shower, part tiled walls, tiled flooring and double glazed window to the side aspect.

Outside - Rear

Well landscaped South facing rear garden mostly laid to lawn with paved patio seating area, rear pedestrian gate and door through to the:

Home Office

11'11" x 10'11"

Fully insulated converted garage office with power and lighting, internet and heating/air conditioning - completed June 2024 (signed off by the Building Control), window and external door.

Garage/Storage

11'5" x 6'10"

Useful garage storage space with boarded garage loft.

Outside - Front

Enclosed and gated frontage with planted shrubbery, pathway leading to the front entrance and side pedestrian gate.

Property Information:

Maintenance fee - An annual management fee of £375, paid until 31/07/25, covers parking and communal area maintenance. The management company oversees the 10 homes in the development. EPC - A

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 88 SQM

Parking – Allocated parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

Mobile Signal/Coverage – Ofcom advise likely on certain networks

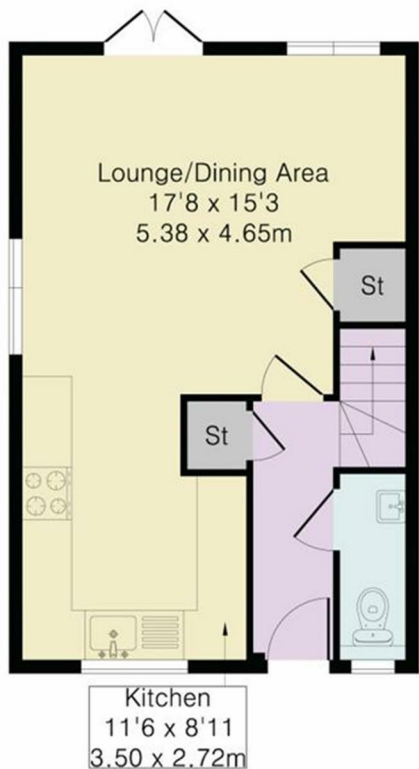
Rights of Way, Easements, Covenants – None that the seller is aware of

Approximate Gross Internal Area 957 sq ft - 89 sq m

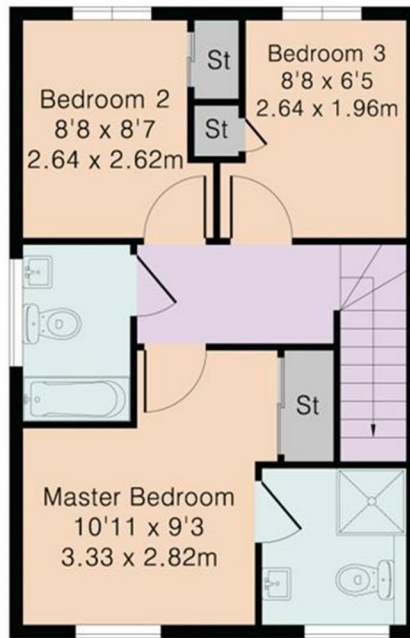
Outbuilding Area 210 sq ft – 20 sq m



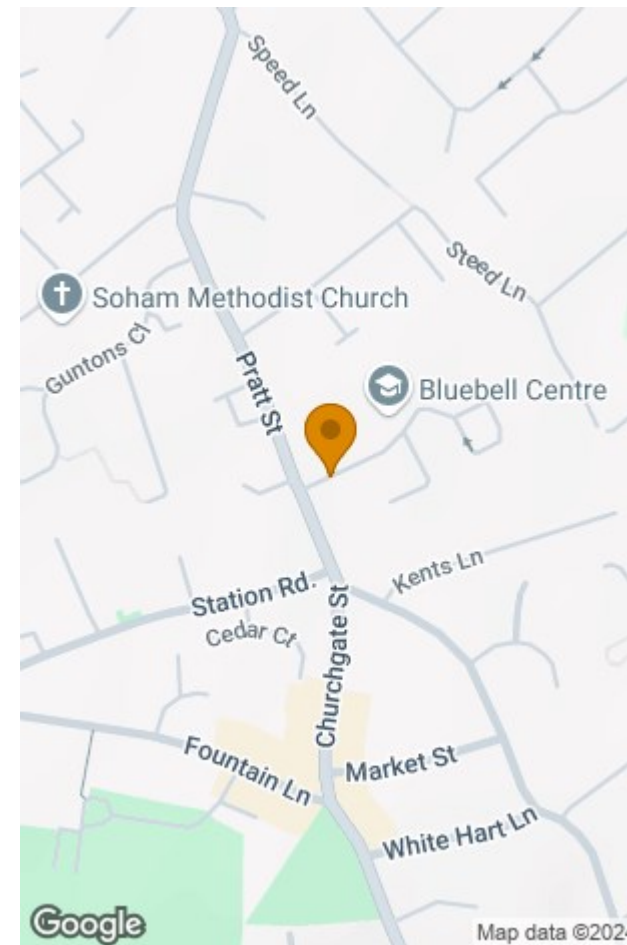
Outbuilding



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
92	93
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	
England & Wales EU Directive 2002/91/EC	

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



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