



Brook Street, Soham CB7 5AD

welcome to

Brook Street, Soham

A well proportioned terraced property located in the expanding town of Soham offering three bedrooms, good size rear garden and the addition of a conservatory. Viewing highly recommended

Entrance Hall

With stairs leading to first floor and door to:

Lounge/Dining Room

22' 5" max x 11' 8" max (6.83m max x 3.56m max)

With two radiators, feature fire place with gas fire, TV points, double glazed window to front aspect and folding doors to:

Kitchen

11' 5" max x 9' 1" max (3.48m max x 2.77m max)

With a fitted range of base units and drawers with work surfaces over to four sides, matching wall units, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, built in under oven with gas hob and extractor over, double glazed window to side aspect and double doors opening to:

Conservatory

16' 6" x 6' 11" (5.03m x 2.11m)

With radiator, double glazed window to side aspect, door to utility cupboard, opening to study area and sliding patio doors to rear garden.

Study Area

8' 7" x 8' (2.62m x 2.44m)

With radiator and window to side.

Utility Cupboard

With plumbing for washing machine.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower attachment over, low level w.c, vanity wash hand basin and double glazed window to rear.





First Floor Landing

With window to front aspect and doors to:

Bedroom One

11' max x 10' 11" max (3.35m max x 3.33m max)

With radiator, built in wardrobe and double glazed window to front aspect.

Bedroom Two

11' 1" x 8' 2" max (3.38m x 2.49m max)

With radiator and double glazed window to rear aspect.

Bedroom Three

8' 3" x 7' 9" (2.51m x 2.36m)

With radiator and double glazed window to rear aspect.

Outside

To the front of the property there is a shallow garden enclosed by a low level brick retaining wall. Shared access leads to gated access to the rear garden which has an initial paved patio area and opens to a mainly lawned garden enclosed by fencing and hedging.

Agents Note

There is a Private Right of Way with shared access for the gardens with the neighbour.



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welcome to

Brook Street, Soham

- Well Proportioned House
- Good Size Rear Garden
- Three Bedrooms
- Three Reception Rooms
- Open Plan Lounge/Dining Area

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

£210,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:

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