



Clay Street, Soham, Ely, Cambridgeshire CB7 5HH

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A two bedroom cottage which has delightful views to the rear of park land & within level walking distance of shopping facilities and the new Soham railway station. No upward chain.

- Sitting Room
- Dining Room
- Kitchen with Integrated Appliances
- Ground Floor Shower Room
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Attractive Rear Garden
- No Upward Chain

Guide Price: £227,995



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. It has a good range of shops, catering for day to day needs, including an Asda and Co-op and a Railway Station. There are also recreational facilities and good educational outlets, including Soham Village college.

FRONT DOOR Leading to:

SITTING ROOM 12'2" x 11'2" (3.70 m x 3.40 m)
Double glazed window to front aspect, radiator, wood laminate flooring.

DINING ROOM 11'6" x 10'6" (3.50 m x 3.20 m)
Double glazed window to rear aspect, understairs cupboard, radiator, and shelving.

KITCHEN 10'6" x 6'3" (3.20 m x 1.90 m) Single drainer stainless steel sink unit with cupboards below, integrated washing machine and fridge/freezer, four ring electric hob with electric oven below. Radiator, double glazed window to side aspect, double glazed door to exterior and door to:-

SHOWER ROOM Fully tiled walk in shower, wash basin, low level WC, heated towel rail and opaque double glazed window.

FIRST FLOOR

BEDROOM ONE 11'2" x 9'2" (3.40 m x 2.80 m)
Double glazed window to front aspect and built in wardrobe.

BEDROOM TWO 11'2" x 9'2" (3.40 m x 2.80 m)
Double glazed window to rear aspect with views over parkland and church. Built in wardrobe and cupboard housing gas boiler.

EXTERIOR Gated side pedestrian access leading to an attractive rear garden which is partially paved with raised beds and small timber garden shed.

Tenure The property is freehold

Council Tax Band B

EPC D (60/81)

Viewing By Arrangement with Pocock & Shaw
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Ref GVD-4838S





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.