



Frank Bridges Close, Soham, Ely, Cambridgeshire CB7 5EZ

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A charming, detached period cottage, in need of improvement, set in spacious rustic gardens in a central location adjacent to a lode and overlooking the village pond.

- Entrance Porch & Hallway
- Sitting Room
- Dining Room
- Kitchen & Utility/Storage
- Conservatory/Garden Room
- Three Bedrooms
- Ground Floor Shower Room
- Established Gardens
- Picturesque Setting Overlooking the Lode
- No Upward Chain

Guide Price: £275,000



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

TILED ENTRANCE PORCH with two double glazed windows and entrance door with glazed insets. Door to:-

ENTRANCE HALL with doors to both reception rooms. Door to shower room and electric storage heater.

SITTING ROOM 13'7" x 11'7" (4.15 m x 3.53 m) with double glazed window to front. Tiled open fireplace (presently not in use) door to:-

UTILITY/STORAGE 14'0" x 7'2" (4.27 m x 2.19 m) with ceramic tiled floor, wall mounted wash hand basin and plumbing and space for automatic washing machine.

GROUND FLOOR SHOWER ROOM with window to rear. Low Level WC, vanity unit with inset wash hand basin and separate shower cubicle.

DINING ROOM 11'5" x 11'0" (3.48 m x 3.36 m) with double glazed window to front. Doorway to staircase rising to first floor, useful storage cupboard under also incorporating the hot water cylinder. Door to:-

KITCHEN 14'2" x 6'3" (4.32 m x 1.90 m) with double glazed windows to front and rear. Comprehensively fitted with a matching range of wall and base units in natural finish with drawers, quartz style composite work surfaces over with tiled splashbacks and inset single drainer sink unit. Built in cooking appliances including an electric oven, double oven/grill and four ring halogen hob. Door to:-

CONSERVATORY/GARDEN ROOM 14'8" x 6'2" (4.46 m x 1.87 m) pane to pane with double glazing and mono pitched polycarbonate roof. Ceramic tiled floor.

FIRST FLOOR LANDING with double glazed window to rear overlooking the garden.

BEDROOM ONE 10'11" x 9'9" (3.32 m x 2.98 m) with a built-in over stair cupboard and double glazed window to front.

BEDROOM TWO 11'3" x 7'4" (3.43 m x 2.24 m) with double glazed window to front.

BEDROOM THREE 11'3" x 9'10" (3.42 m x 2.99 m) with double glazed window.

EXTERIOR The property enjoys a picturesque setting, overlooking the pond beside the lode. It is accessed via a footpath from either Frank Bridges Close or Paddock Street, offering a central yet peaceful location that at times feels wonderfully rural.

The front garden features flower beds flanking a path next to a lawned area.

The rear garden is a standout feature of the property. Closest to the cottage is a lawn, beyond which lies a more natural garden area which was once richly planted with a variety of perennials, shrubs, and several fruit trees, though it has more recently been allowed to grow rustically. At the far end of the plot is an additional lawned space. The plot has not been measured but it is felt that it is probably approaching 1/5 of an acre. (STS).



Tenure - The property is freehold

Council Tax - Band C

EPC E (47/72)

Viewing - By Arrangement with Pocock & Shaw
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Ref GVD-7342



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.

