



8 Shockham Terrace
Soham, CB7 5QN
Guide Price £230,000



Morris Armitage

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8, Shocksham Terrace, Soham, CB7 5QN

A well presented two-bedroom terraced house, set in the heart of the popular village of Soham. Offering easy access to local shops, schools, and transport links to Ely, Newmarket, and Cambridge.

With accommodation comprising of entrance hall, living/dining room, kitchen, two double bedrooms and bathroom. Externally the property offers a fully enclosed rear garden and garage.

An ideal first time or investment purchase.

NO CHAIN

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.

Property Details

EPC - C

Tenure - House - Freehold. Garage - Leasehold 90+ years remaining £100 per year service fee

Council Tax Band - B east Cambridgeshire

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 60 SQM

Parking – Garage

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 good on all networks

Rights of Way, Easements, Covenants –

None that the vendor is aware of

Entrance Hall

With radiator. Stairs rising to first floor. Doors to all ground floor rooms.

Cloakroom

Fitted with a low level WC, pedestal wash hand basin and radiator.

Kitchen 9'0" x 7'8" (2.75 x 2.34)

Fitted with a range of matching eye and base level storage units with working top surfaces. Sink and drainer with mixer tap over. Integrated oven with 4 ring gas hob and extractor hood over. Tiled splashbacks. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Window to front aspect.

Living Room 14'10" x 12'1" (4.53 x 3.70)

Understairs storage cupboard.

Radiator. Window to rear aspect and door leading to rear garden.

First Floor Landing

Doors to bedrooms, bathroom and airing cupboard. Access to loft hatch. Radiator.

Bedroom 1 14'10" (max) x 10'7" (4.53 (max) x 3.25)

Fitted wardrobes with glass fronted sliding doors. Window to rear aspect. Radiator.

Bedroom 2 10'5" x 7'10" (3.20 x 2.40)

Window to front aspect. Radiator.

Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath with shower over. Obscured window to the front aspect. Heated towel rail.

Outside - Front

Front garden laid mainly to lawn and pathway leading to the front door.

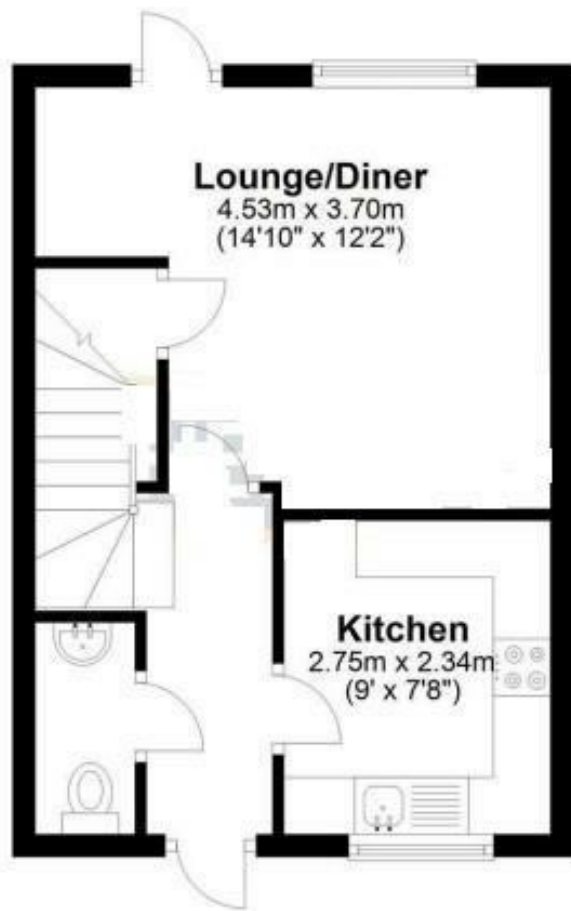
Outside- Rear

Enclosed rear garden with decking area and 3G lawn. Gated access to rear of property and garage with up and over door.



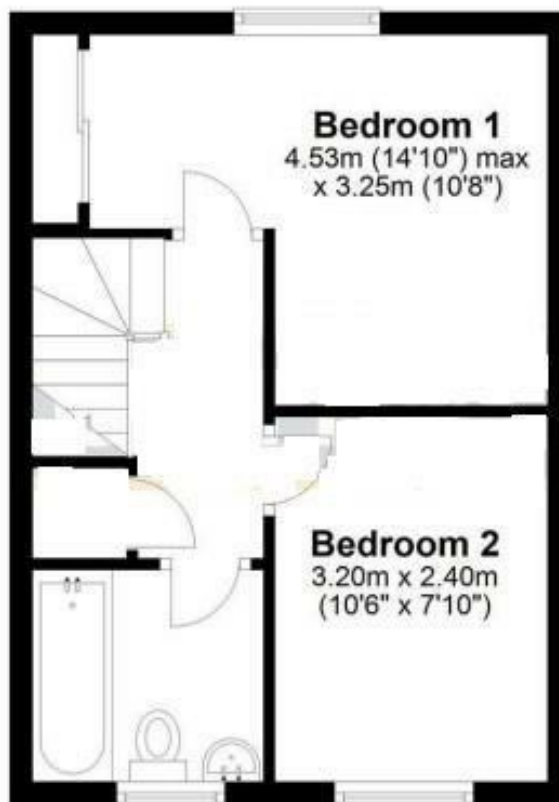
Ground Floor

Approx. 29.7 sq. metres (319.3 sq. feet)

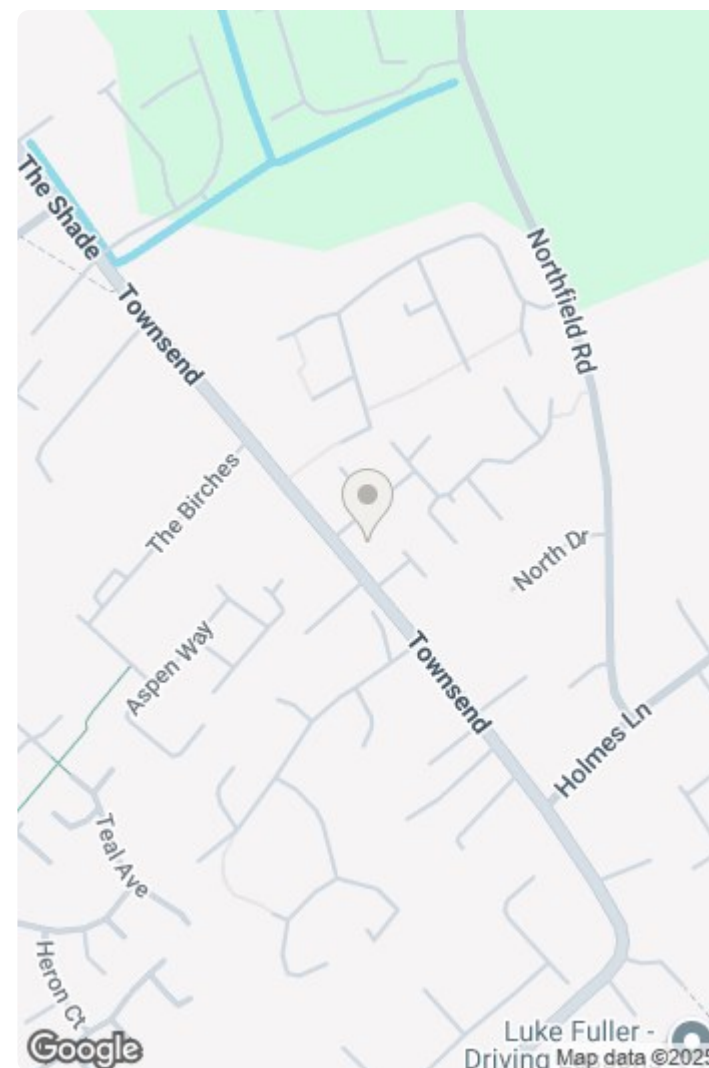


First Floor

Approx. 29.7 sq. metres (319.3 sq. feet)



Total area: approx. 59.3 sq. metres (638.5 sq. feet)



Energy Efficiency Rating		Current	Potential
	Very energy efficient - lower running costs		
	A		
	B		
	C		
	D		
	E		
	F		
	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		
	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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