



30 Bancroft Lane
Soham, CB7 5DG
Guide Price £155,000

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This one bedroom first floor apartment offers excellent space and is located in a quiet position on the outskirts of the town.

With accommodation comprising of entrance hall, open plan living/dining room, kitchen, bedroom with dressing area and bathroom. Externally the property offer a fully enclosed garden and allocated parking space.

An ideal first time or investment purchase.

NO CHAIN

First Floor Apartment

- **Double Bedroom**
- **Allocated Parking**

Living Room 14'5" x 12'3" (4.49 x 3.74)

Spacious living/dining room with radiator, window to the front aspect and opening through to the:

Kitchen 12'3" x 6'6" (3.74 x 1.99)

Fitted with a range of matching eye and base level storage units with working surfaces over, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated oven with four-ring gas burner hob and extractor hood above, space for a fridge/freezer and washing machine. Tiled flooring and window to the front aspect.

Bedroom 15'1" x 10'5" (4.61 x 3.18)

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

Bathroom 15'1" x 10'5" (4.61 x 3.18)

Three piece white suite comprising a low level WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, heated towel rail and window to the rear aspect.

Modern Kitchen

Fully enclosed rear garden with shed. One allocated parking space.

Ideal First Time Buy or

Investment

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 - Leasehold - 170 Years

Remaining £46 per month service charge

Council Tax Band - A East

Cambridgeshire

Property Type - Flat

Property Construction – Standard

Number & Types of Room – Please

Generous Living Room

Square Meters - 82.80 SQM

Parking – Allocated Space

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

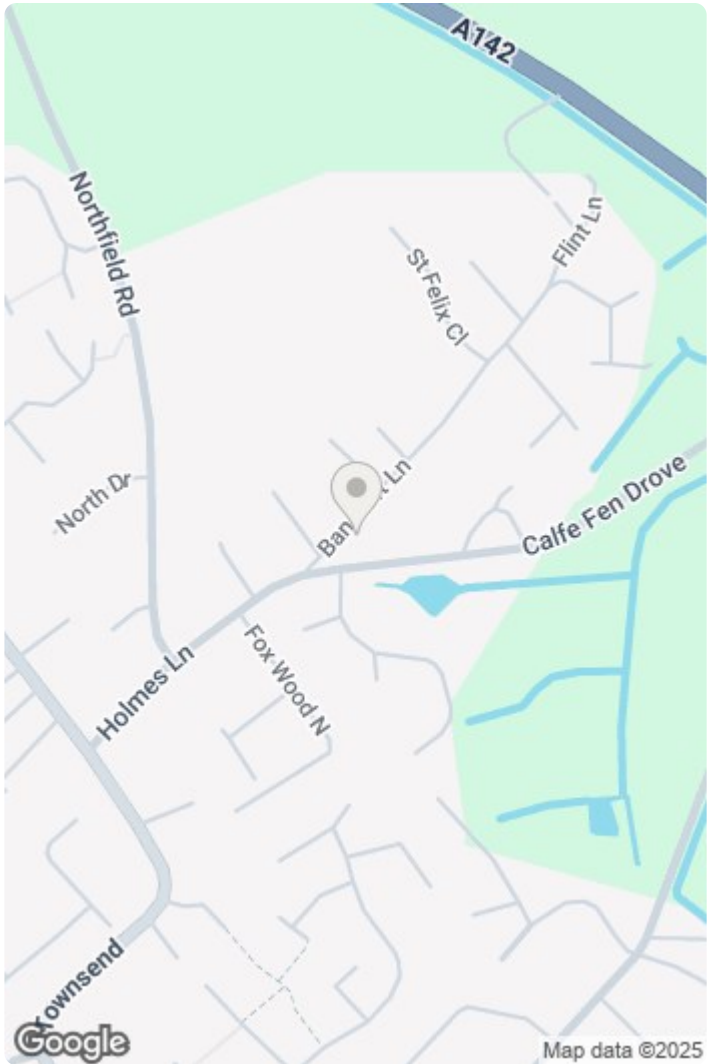
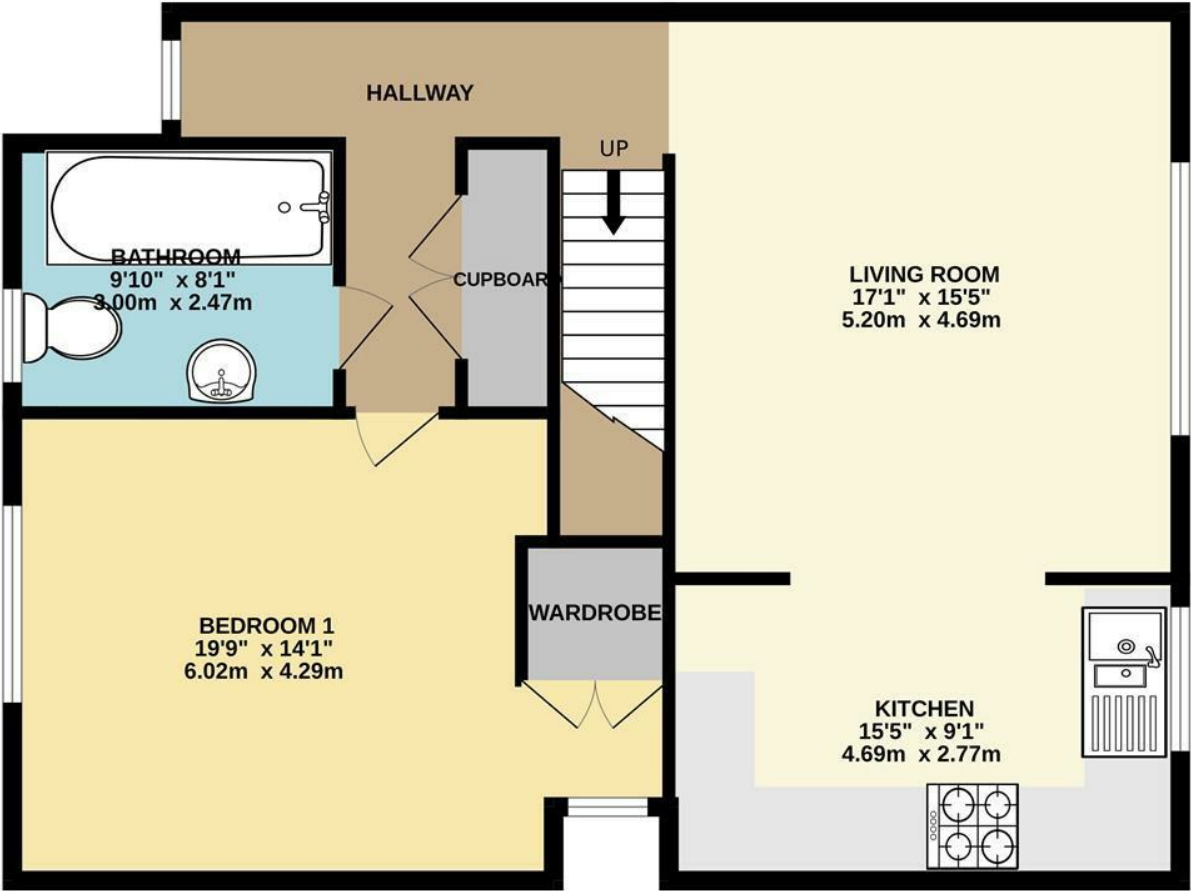
advise good on all networks

Rights of Way, Easements, Covenants –

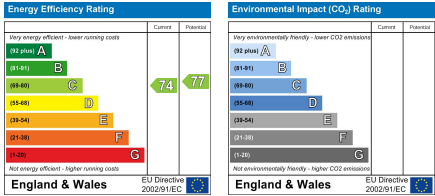
None that the vendor is aware of



FIRST FLOOR



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