

# 46 Brewhouse Lane - Asking Price £210,000

Soham Cambridgeshire CB7 5JE

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# Asking Price £210,000

## The Property

This CHAIN FREE semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere.

The house features a practical bathroom and a utility room, adding to the functionality of the home. The property includes a garage and parking for two vehicles, ensuring that you will never be short of space for your cars or additional storage.

One of the standout features of this property is its proximity to the town centre, allowing residents to enjoy easy access to local shops, amenities, and transport links.

This is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with all the essential conveniences at hand. Don't miss the chance to make this lovely property your new home.

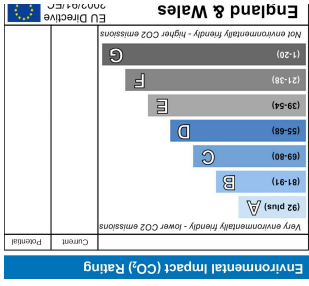
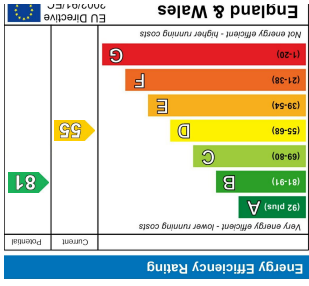
Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co Op, Asda, M&S Local and small eateries, pubs, hairdressers, leisure centre and doctors surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station, links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40 minute drive via the A11.

## Features

- CHAIN FREE
- SEMI DETACHED HOUSE
- SPACIOUS LOUNGE
- 3 BEDROOMS
- GAS HEATING & ENERGY RATING - D
- UTILITY AREA
- APPROXIMATE SIZE - TBC
- FAMILY BATHROOM
- COUNCIL TAX BAND - B
- GARAGE, PARKING & AN ENCLOSED GARDEN







Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or timing can be given.  
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TOTAL FLOOR AREA : 86.5 sq. m. (932 sq. ft.) approx.

