



Paddock Street, Soham, CB7 5JB

**CHEFFINS**

## Paddock Street

Soham,  
CB7 5JB

- Grade II Listed Semi Detached
- 3 Double Bedrooms
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Courtyard Garden
- Wealth of Character Features
- Central Location
- No Upward Chain
- Freehold / Council Tax C / EPC Exempt

A Grade 2 listed 3 bedroom semi detached property offering an abundance of character features and offered for sale with no upward chain.

Comprises entrance hall/sitting room, kitchen/breakfast room, lounge, separate dining room, rear hall, ground floor bathroom, 3 first floor bedrooms and WC, together with a courtyard style garden.

The property is located within the centre of Soham and the character features include a wealth of exposed beams and posts and fireplaces. To fully appreciate the extent of accommodation and features of this home a viewing is highly recommended.

3 1 1

Guide Price £300,000





## LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities

**SITTING ROOM**

With door to front aspect, windows to front, side and rear aspects, stairs to first floor, exposed beams and post, wood burner, tiled floor, storage cupboard and under stairs cupboard.

**KITCHEN / BREAKFAST ROOM**

With door and window to side aspect, wall and base level storage units, work surfaces and drawers, shelved larder, brick tiled floor, sink unit and drainer, exposed beams, gas fired Aga.

**LOUNGE**

With inglenook fireplace with oak bressumer, cast iron log basket and bread oven, exposed beams and posts, window to front aspect, telephone point, 2 radiators. Opening to:

**DINING ROOM**

With exposed beams and posts, window to side aspect, radiator.

**REAR HALL**

With door to outside, built-in cupboard, radiator.

**BATHROOM**

With suite comprising low level WC, pedestal hand wash basin, panelled bath, separate shower, windows to rear and side aspects, radiator.

**FIRST FLOOR LANDING / STUDY AREA**

With windows to front and side aspects, exposed beams and posts, built-in cupboard, radiator.

**INNER LANDING**

With cupboard housing gas fired central heating boiler.

**BEDROOM 1**

With window to front aspect, exposed beams and posts and timber floorboards, radiator.

**BEDROOM 2**

With windows to front and rear aspects, radiator.

**BEDROOM 3**

With window to side aspect, radiator.

**WC**

With low level WC, hand wash basin, window to side aspect, radiator.

**OUTSIDE**

A pedestrian access shared with the neighbouring property leads to a private courtyard style garden with useful covered verandah.

**AGENT NOTES**

We understand from our vendor that part of the property may be subject to a Flying Freehold.

Tenure - freehold

Council Tax Band - C

Property Type - semi detached

Property Construction - believed to a mixture of timber frame, brick and render with both thatched

and flat roofs

Number & Types of Room - Please refer to the floorplan

Square Footage - please refer to floor plan

Parking - none

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas radiator heating

Broadband Connected - tbc

Broadband Type - according to Ofcom.org standard, superfast and ultrafast broadband are available to the property

Mobile Signal/Coverage - according to Ofcom.org indicates that mobile coverage for 4 of the main providers checked is "good"

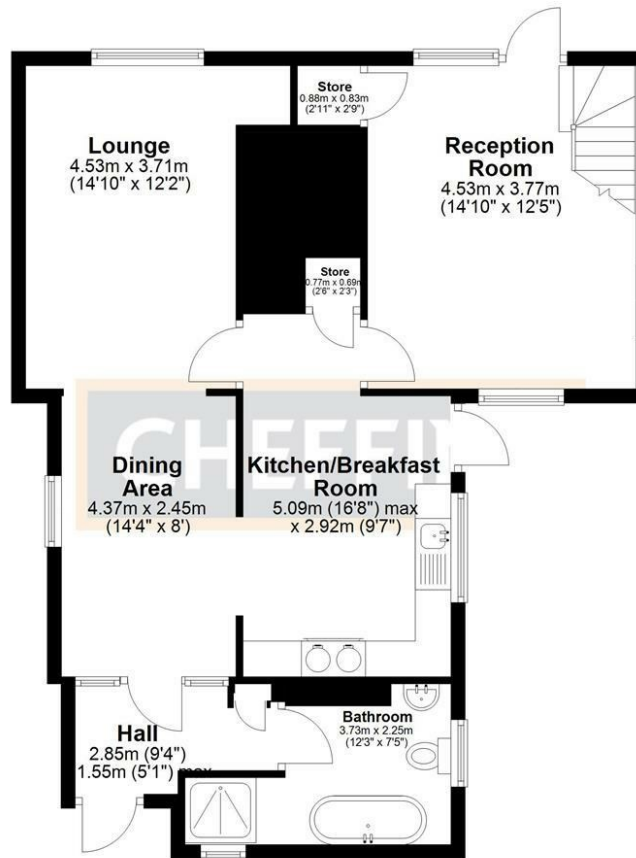
**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



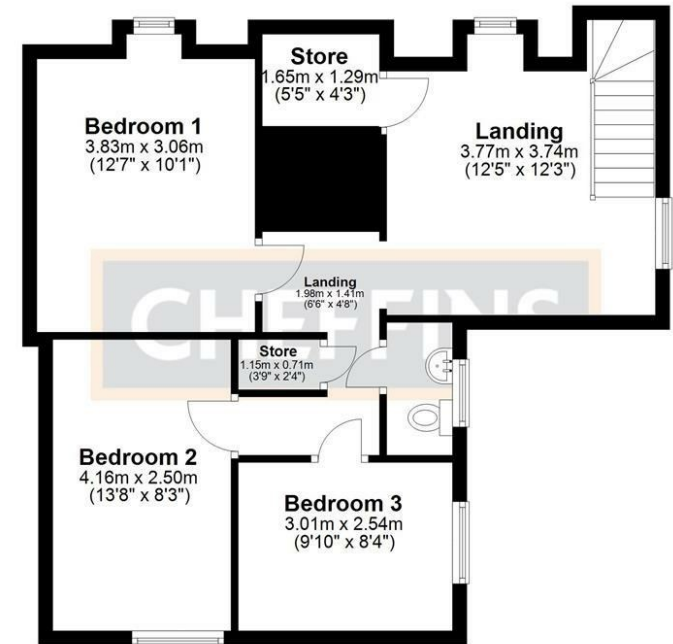
## Ground Floor

Approx. 73.2 sq. metres (788.3 sq. feet)



## First Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



Total area: approx. 130.5 sq. metres (1405.1 sq. feet)

Guide Price £300,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.