



Brook Street, Soham, CB7 5AE

CHEFFINS

Brook Street

Soham,
CB7 5AE

- Detached Cottage
- Blend of Modern Design & Character Features
- 2 Reception Rooms
- 3 Bedrooms
- Driveway, Garage & Garden
- Freehold / Council Tax Band C / EPC Rating TBC

An attractive detached character cottage offering a blend of modern contemporary design and character features. Accommodation includes 3 bedrooms, 2 reception rooms, kitchen and bathroom, together with driveway, garage and enclosed garden. Viewing recommended.

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Guide Price £350,000





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

ENTRANCE VESTIBULE

With door to front aspect, door through to:

ENTRANCE HALL

Opening to:

DINING ROOM

With double glazed window to front aspect, radiator. Through to:

KITCHEN

With single sink unit and drainer, fitted with a range of matching units including base units and drawers, space for freestanding cooker with extractor hood above and tiled splashback. A dual aspect room with double glazed windows to front and rear aspects.

LOUNGE

A triple aspect room with double glazed windows to front and side aspects and French doors to the rear garden, feature log burning stove, exposed beams, stairs to first floor.

GROUND FLOOR BATHROOM

With panel bath having drench size shower head and shower attachment, low level WC, wash hand basin, radiator, double glazed window to rear aspect.

BEDROOM 1

With double glazed window to front aspect, radiator, built-in wardrobe, radiator.

BEDROOM 2

With double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to front aspect and side, radiator.

OUTSIDE

To the right hand side of the property you will find a driveway leading to a single garage providing off road parking. Gated access leads to a low maintenance enclosed garden and benefits from a personnel door into the garage.

AGENT NOTES

Tenure - freehold
Council Tax Band - C
Property Type - detached cottage
Property Construction - brick and render under a tiled roof
Number & Types of Room - Please refer to the floorplan
Square Footage - 893 according to the epc
Parking - driveway and garage

Utilities / Services

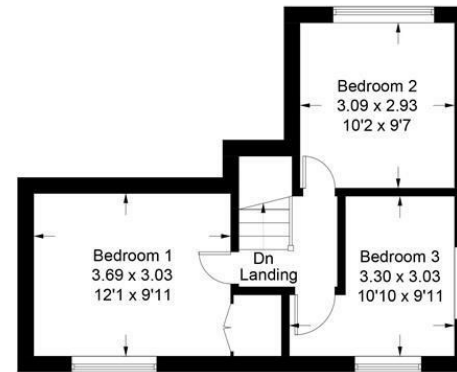
Electric Supply - mains
Gas Supply - mains
Water Supply - mains
Sewerage - mains
Heating sources - gas boiler to radiators
Broadband Connected - yes
Broadband Type - standard, superfast and ultrafast available according to Ofcom.org
Mobile Signal/Coverage - "voice" and "data" both indicated to be good for 4 out of the 4 main providers checked according to Ofcom.org

VIEWING ARRANGEMENTS

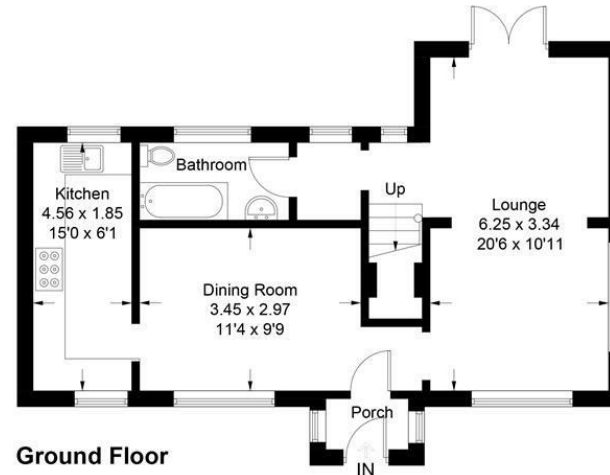
Strictly by appointment with the Agents.



Approximate Gross Internal Area = 91.8 sq m / 988 sq ft



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID356321)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £350,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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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.