



Brook Street, Soham, CB7 5AE

CHEFFINS

Brook Street

Soham,
CB7 5AE

4 2 2

£625,000

- Substantial Family Home
- 3 Reception Rooms
- 4 Double Bedrooms (1 Ensuite)
- Ample Parking & Double Garage
- Approx 1/3rd of an Acre (STS)
- Freehold / Council Tax Band E / EPC Rating D

A substantial detached family home, situated within a non-estate location and offering a plot of approximately a third of an acre (sts) Accommodation includes 4 double bedrooms and 3 reception rooms, together with ample off road vehicle parking and a double garage. Viewing is highly recommended.





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 side aspect and door into entrance hall.

ENTRANCE HALL

With stairs to first floor with useful under stairs stairs storage area, 2 radiators.

STUDY

With double glazed window and radiator.

LOUNGE

A dual aspect room with double glazed window to front aspect and double glazed 'French doors' to rear garden, radiator.

FAMILY ROOM

Dual aspect with double glazed bay window to front aspect and window to side aspect, radiator.

CLOAKROOM

With low-level WC, wash hand basin, heated towel rail, double glazed window, tiled flooring and tiled walls.

KITCHEN / DINING ROOM

With single stainless steel sink and drainer, fitted with a range of matching units including wall mounted units, base units and drawers, integral fridge and space for freestanding fridge freezer, plumbing for dishwasher, space for freestanding cooker with extractor hood above, double glazed window to rear aspect with attractive garden views, radiator.

REAR LOBBY

With door to driveway.

UTILITY ROOM

With plumbing for utilities, wall mounted gas boiler, radiator, double glazed window to rear aspect.

FIRST FLOOR LANDING

With radiator, loft access, airing cupboard housing hot water tank and cylinder, cloakroom/wc - double glazed window to side, low level wc, wash hand basin, radiator.

BEDROOM 1

With double glazed window to front aspect, radiator, fitted wardrobe.

ENSUITE BATHROOM

With panelled bath and shower attachment, double sized walk-in shower cubicle with drench size shower head and shower attachment, heated towel rail, low-level WC, wash hand basin, double glazed window to rear aspect, tiled flooring and tiled walls.

BEDROOM 2

With double glazed window to front aspect, radiator, fitted built in wardrobes.

BEDROOM 3

With double glazed window to rear aspect, radiator, fitted built-in wardrobes

BEDROOM 4

With double glazed window, radiator, fitted built-in wardrobe.

BATHROOM

With panelled bath and shower attachment, shower cubicle with drench size shower head, low-level WC, wash hand basin, heated towel towel, tiled flooring and walls, double glazed window to rear aspect

OUTSIDE

To the front of the property you will find an extensive gravel driveway leading to the side of the property and a double garage with electric roll over door, light and power connected, providing ample off-road vehicle parking.

The plot is approximately third of an acre (sts) and has been lovely maintained with establish borders with a variety of plants and shrubs, formal lawned area extending to second lawn with an allotment, vegetable patch and offers ample space for garden/ home studio if required.

AGENT NOTES

Tenure - freehold
Council Tax Band - E
Property Type - detached house
Property Construction - standard construction
Number & Types of Room - Please refer to the floorplan
Square Footage - 1843 according to the floorplan
Parking - double garage and driveway

Utilities / Services
Electric Supply - Mains

Gas Supply - Mains
Water Supply - Mains
Sewerage - Mains

Heating sources - Gas boiler to radiators
Broadband Connected - Yes - FTTP
Broadband Type - According to Ofcom.org.uk, standard, superfast and ultrafast broadband are indicated to be available in the area with ultrafast having a maximum download speed of 1000Mbps. The sellers inform us they currently receive 145Mbps.
Mobile Signal/Coverage - according to Ofcom.org.uk, both 'data' and 'voice' are indicated to be limited for 4 out of the 4 main providers checked

The sellers inform us that the neighbours have access to repair drains if required - as recorded on grant of drainage.

The owners inform us that plans have been submitted to houses to be developed on the adjacent land to the rear of the property.

AGENTS NOTE


In 1986 the property was underpinned to correct movement to the rear elevation of the property. The property was re-inspected by structural engineers in 1997 - who found no further evidence of movement. Our clients state that there has been no further movement since that time. Further paperwork available upon request.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





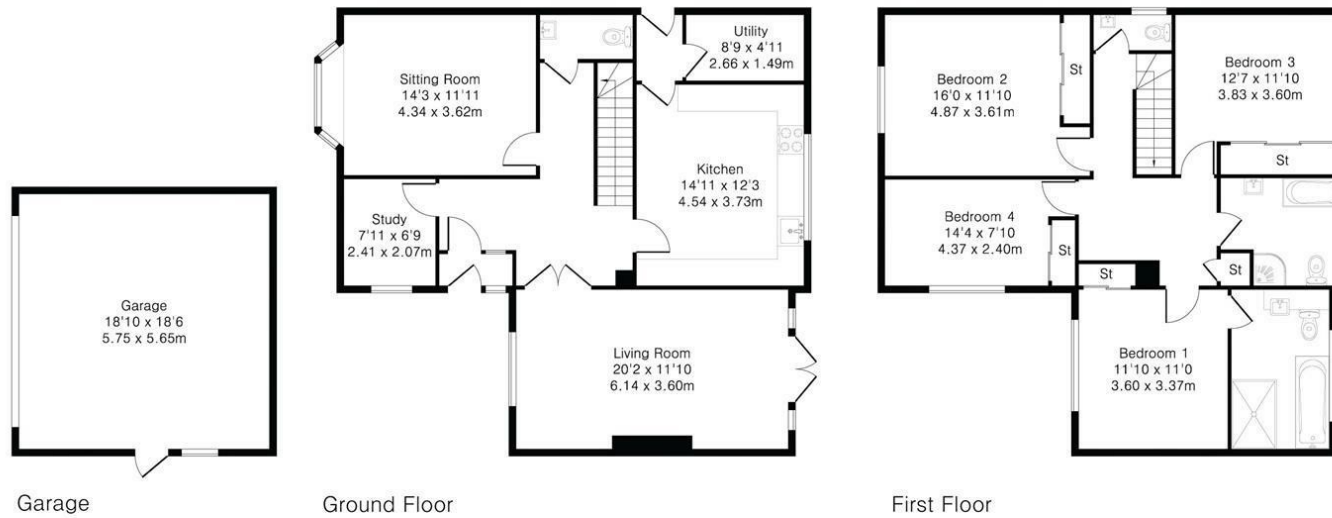
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - East Cambs District Council



Approximate Gross Internal Area 1843 sq ft – 171 sq m
Ground Floor Area 936 sq ft – 87 sq m
First Floor Area 907 sq ft – 84 sq m
Garage Area 350 sq ft – 32 sq m



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

