



Brewhouse Lane, Soham, CB7 5JE



## Brewhouse Lane

Soham,  
CB7 5JE

- Semi Detached House
- Modernised & Greatly Improved
- 3 Bedrooms
- Generous Corner Plot
- Driveway & Partly Converted Garage
- Walking Distance Amenities & Station
- Freehold / Council Tax Band B / EPC Rating C

An immaculately presented and greatly improved 3 bedroom semi detached property situated within walking distance of doctors surgery, schools and town amenities.

3 1 2

**Guide Price £295,000**





## 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 HALL

With stairs to first floor, built-in storage cupboard

## CLOAKROOM / UTILITY

With low level WC, plumbing for utilities, wash hand basin, tiled walls

## KITCHEN

With 11/4 sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, hob and extractor hood above, double glazed window to front aspect, space for freestanding fridge/freezer

## LOUNGE

With double glazed French doors to rear garden, double glazed window to rear, radiator.

## FIRST FLOOR LANDING

With mezzanine for storage.

## BEDROOM 1

With double glazed window to rear aspect, radiator, fitted wardrobes.

## BEDROOM 2

With double glazed window to rear

aspect, radiator, built-in storage cupboard.

## BEDROOM 3

With double glazed window to front aspect, radiator.

## BATHROOM

With suite comprising bath with drench size shower head and shower attachment, low level WC, hand basin, vertical radiator, tiled walls, double glazed window to front aspect.

## OUTSIDE

To the front of the property you will find a driveway leading to a partly converted garage with store to front. Gated access leads to a generous corner plot garden which is predominantly laid to lawn with paved patio and borders.

## AGENT NOTES

Tenure - freehold

Council Tax Band - B

Property Type - semi detached

Property Construction - standard construction

Number & Types of Room - Please

refer to the floorplan

Square Footage - tbc

Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources -

Broadband Connected - yes/no

Broadband Type - tbc

Mobile Signal/Coverage - tbc

Flood risk - according to Gov.uk the area has a chance of flooding from surface water of between 1% and 3.3% each year.

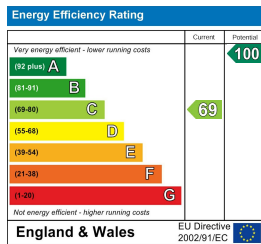
Planning Permission - we are advised the property benefits from historic approved planning permission for a single storage extension

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £295,000

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Council Tax Band - B

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.