



Paddock Street, Soham, CB7 5JA

CHEFFINS

Paddock Street

Soham,
CB7 5JA

- Individual Detached House
- 5 Bedrooms - 2 Ensuities
- 3 Reception Rooms
- Potential for Updating
- Superb Plot 0.45 acres (sts)
- Double Garage & Large Driveway
- NO CHAIN

A substantial individual 5 bedroom detached house standing in a large plot of approx. 0.45 acres (sts) in a sought after location with excellent access to the High Street and local amenities. The property is offered with NO CHAIN and offers tremendous potential for updating and improving with the benefit of 3 reception rooms, a large kitchen and separate utility room and a superb conservatory to the rear. Additional features include a double garage and a large garden.

5 3 3

Guide Price £635,000





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 has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALL

with stairs leading to the first floor.

STUDY**CLOAKROOM**

with hand basin, low level WC.

KITCHEN/BREAKFAST ROOM

a large double aspect room with a range of fitted base and wall mounted units integrated eye level oven and grill, 4 ring ceramic hob, integrated dishwasher and fridge.

SIDE LOBBY

with built-in cupboard storage, half glazed door leading to the side garden.

UTILITY ROOM

a double aspect room with fitted base cupboards, Vaillant gas fired central heating boiler, integral door leading to the garage.

DINING ROOM

with sliding patio doors leading to the conservatory.

LIVING ROOM

A triple aspect room with a fireplace with gas fire, marble hearth and tiled surround, bay window to the front aspect, sliding door leading to the conservatory.

CONSERVATORY

a superb large triple aspect room with tiled flooring, single door and a pair of French doors leading to the rear garden.

FIRST FLOOR**GALLERIED LANDING**

with airing cupboard with hot water cylinder.

BEDROOM 1

with a range of fitted wardrobes.

ENSUITE BATHROOM

with a bath, shower cubicle, hand basin and low level WC.

BEDROOM 2

with a range of fitted wardrobes.

ENSUITE SHOWER ROOM

with a tiled shower cubicle, hand basin and low level WC.

BEDROOM 3

with built-in wardrobes.

BEDROOM 4

with built-in wardrobes.

BEDROOM 5

a double aspect room.

FAMILY BATHROOM

with a bath, shower cubicle, hand basin and low level WC.

OUTSIDE

The property is set well back from the road with a large part shingled approach leading to a large driveway and a DOUBLE GARAGE with 2 up and over doors to the front. Side gate access leads to a superb large garden laid to lawn and with established hedge and tree boundaries.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - F

Property Type - Detached House

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 2325

Parking - Double Garage & Driveway

Heating sources - Gas central heating and gas fire in the living room.

Please note this sale is subject to Grant of Probate

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		68	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

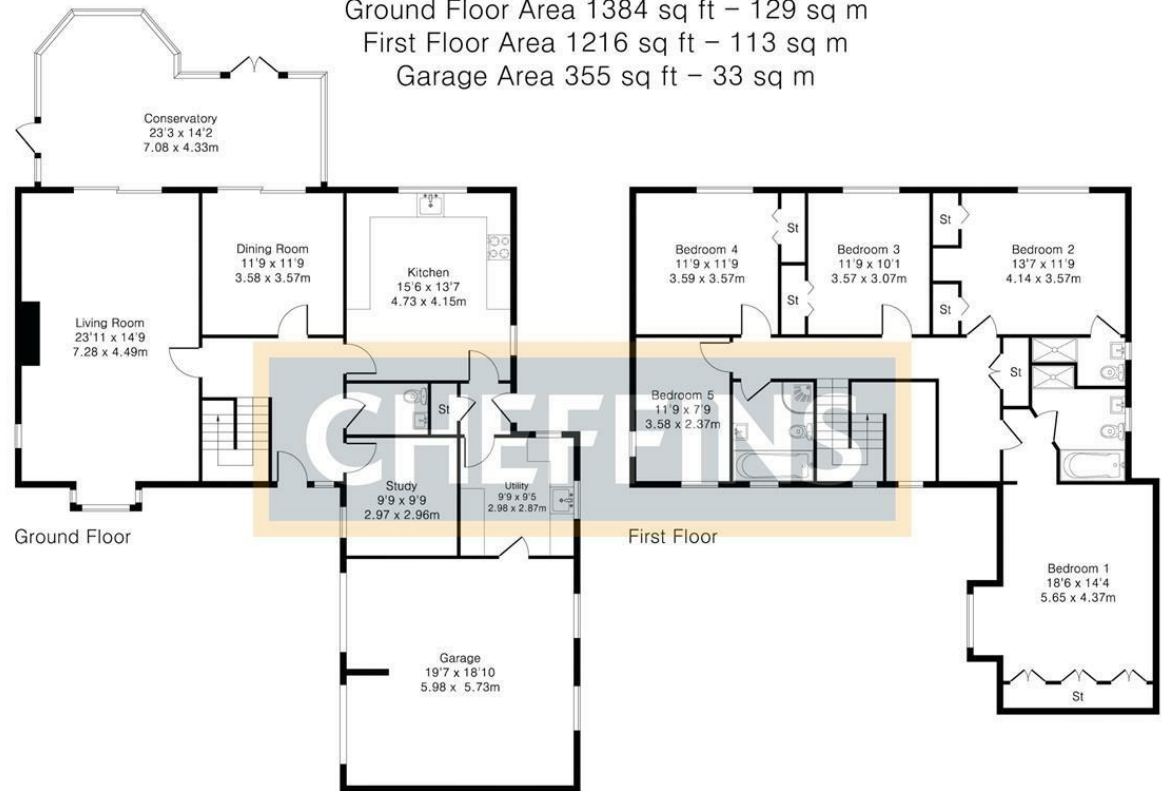


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 Local Authority - East Cambridgeshire





Approximate Gross Internal Area 2600 sq ft – 242 sq m
 Ground Floor Area 1384 sq ft – 129 sq m
 First Floor Area 1216 sq ft – 113 sq m
 Garage Area 355 sq ft – 33 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

