



20 Hall Street

Soham, Ely, Cambs, CB7 5BS

Guide Price £200,000

 2  1  2  B

This Victorian style mid terraced home has 2 double bedrooms, first floor bathroom, separate reception rooms, large rear garden with sheds and outside WC and utility, gas central heating and double glazing. Presented in good order, there is no onward chain and viewing is recommended.



Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14/A11.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the highly-rated Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A1.

Living Room - 3.91m x 3.12m (12'10" x 10'3")

Part double glazed entrance door. Double glazed window to the front aspect. Radiator. Ceiling light point. Cupboard with fuse box and electric meter. TV Point. Feature fireplace with painted timber surround and mantel on a tiled hearth. Dimmer switch. Doorway to:

Lobby

Stairs to the first floor. Doorway to:

Dining Room - 3.94m x 3.3m (12'11" x 10'10")

Double glazed window to the rear aspect. Ceiling light point. Radiator. Under stairs storage cupboard with gas meter, light and shelving. Fireplace (not in use). Doorway to:

Kitchen - 2.36m x 2.31m (7'9" x 7'7")

Range of units at base and wall level with work surfaces over. Single bowl enamel sink with mixer tap. Double glazed door and window to the side aspect. Tiled splash areas and tiled floor. Integrated single oven with 4 burner gas hob and a Zanussi extractor hood over. Space for fridge.. Ceiling light point. Extractor fan.

Landing

Access to loft space. Two ceiling light points.

Bedroom 1 - 3.94m x 3.15m (12'11" x 10'4")

Double glazed window to the front aspect. Radiator. Ceiling light point. Cupboard to corner with shelving.

Bedroom 2 - 3.3m x 2.74m (10'10" x 9'0")

Double glazed window to the rear aspect. Radiator. Ceiling light point.

Bathroom - 2.69m x 2.44m (8'10" x 8'0")

Double glazed window to the rear aspect. White suite of panelled bath with mixer tap and shower attachment. Pedestal wash basin. Low level WC. Heated towel rail. Separate shower cubicle. Tiled floor and splash areas. Cupboard housing Glow-Worm gas fired boiler serving central heating and hot water with shelving. Ceiling light point.

Outside

The property has no front garden as it sits directly onto the pathway. The good-sized rear garden is laid mainly to lawn with. A paved patio and raised wooden deck area. Timber fencing to boundary and two timber garden sheds. Outside powder point. There is a brick built single storey extension to the rear with a utility and separate WC. The utility measures 5'9" x 5'2" and has a wall light point and plumbing for an automatic washing machine. The WC measures approximately 5'2" x 2'10" with a part glazed door, tiled flooring, low level WC and a wall light point.

Property Information

Local Council is East Cambridgeshire District Council. - Council Tax band is B

The property is Freehold with registered title CB259528

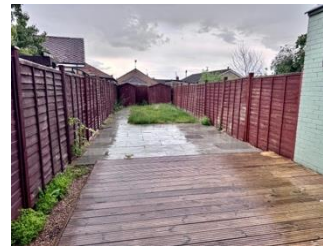
Flood risk is very low.

All main utility services are connected

There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Estimated broadband speeds are Standard 16mbps, Superfast 80mbps & Ultrafast 1800mbps.

NO ONWARD CHAIN



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

41a High Street, Soham, Ely, Cambs, CB7 5HA

Tel: 01353 725723

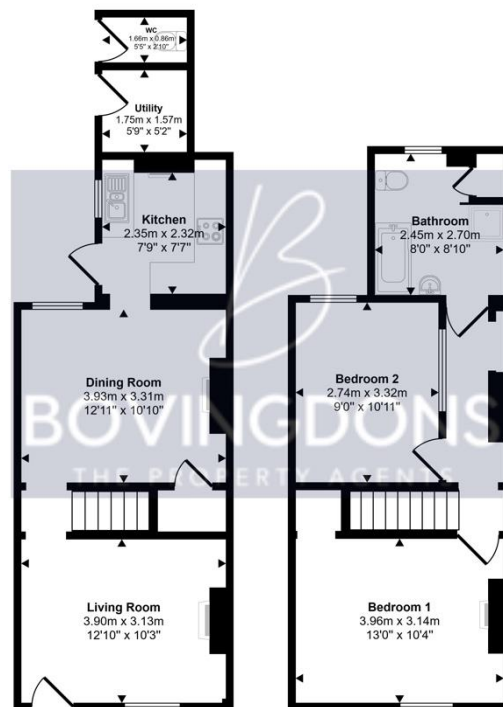
Email: info@thebovingdons.co.uk

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Floor Plans

Approx Gross Internal Area
78 sq m / 842 sq ft



Ground Floor
Approx 41 sq m / 440 sq ft

First Floor
Approx 37 sq m / 402 sq ft

Plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate. Responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Graph

