



**Sand Street, Soham CB7 5AA**

**Guide Price £240,000**

**MA**

Morris Armitage

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## Sand Street, Soham CB7 5AA

\*\*\* Viewing Essential \*\*\* A charming Victorian cottage located in easy reach of an appealing range of restaurants and shops and set in the heart of this thriving town.

Rather deceptive and offering sizeable rooms throughout, this property boasts some lovely features and enjoys accommodation to include entrance hall, living room, dining room, refitted kitchen, utility room, utility room, two double bedrooms and a refitted four piece bathroom suite.

Externally the property offers a lovely and fully enclosed garden with extensive patio area.

Viewing recommended.

### Entrance Hall

With door leading to the dining room. Tiled flooring. Stairs leading to the first floor landing.

### Kitchen 10'10" x 7'9" (3.32m x 2.37m)

Contemporary kitchen with a range of high gloss eye and base level cupboards, with under cupboard lighting and storage drawer with composite worktop over. Space and connection for electric cooker with extractor over. Integrated dishwasher. Inset sink with mixer tap over. Space for fridge/freezer. Radiator. LVT wood flooring. Window to the side aspect. Half glazed doors leading to the dining room and rear garden. Door leading to the utility room.

### Dining Room 10'9" x 12'4" (3.30m x 3.77m)

Generous dining room with wooden flooring. Radiator. Window to the rear aspect. Built-in under stairs cupboard. Opening to the living room. Half glazed door leading to the kitchen. Door leading to the entrance hall.

### Living Room 11'9" x 11'9" (3.59m x 3.60m)

Spacious, beautifully presented living room with wooden flooring. Working feature fireplace with ornate surround with mantel and tiled hearth. Radiator. Window to the front aspect. Opening to the dining room.

### Utility Room

With counter worktops. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Built-in pantry cupboard. Dual aspect windows. Door leading to the kitchen.

### Landing

With doors leading to all bedrooms and bathroom. Stairs leading to the entrance hall.

### Bedroom 1 11'9" x 12'7" (3.59m x 3.86m)

Spacious double bedroom with built-in wardrobes to the full length of the room. Fireplace alcove. Window to the front aspect. Radiator. Door to the landing.

### Bedroom 2 10'11" x 9'9" (3.33m x 2.99m)

Well proportioned bedroom with window to the rear aspect. Radiator. Door leading to the landing.

### Bathroom

Generous bathroom with white suite comprising low level W.C., hand basin with mixer tap over, inset bath and walk-in shower cubicle. Ladder radiator. Radiator. Attractively tiled to all wet areas. Tiled flooring. Airing cupboard. Obscured window. Door to the landing.

### Loft

Fully boarded loft space. With lighting and fitted pull down ladder for access.

### Outside

Paved patio area to the rear of the house with half glazed door leading to the kitchen. Lawned area with a variety of small tree and flower planting.

## PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Mid Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 85 SQM

Parking – On road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

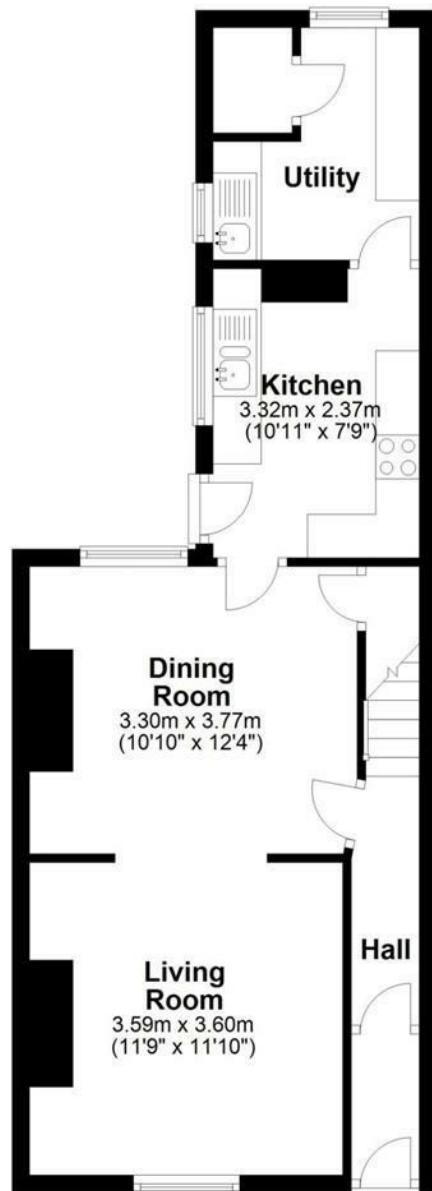
Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.

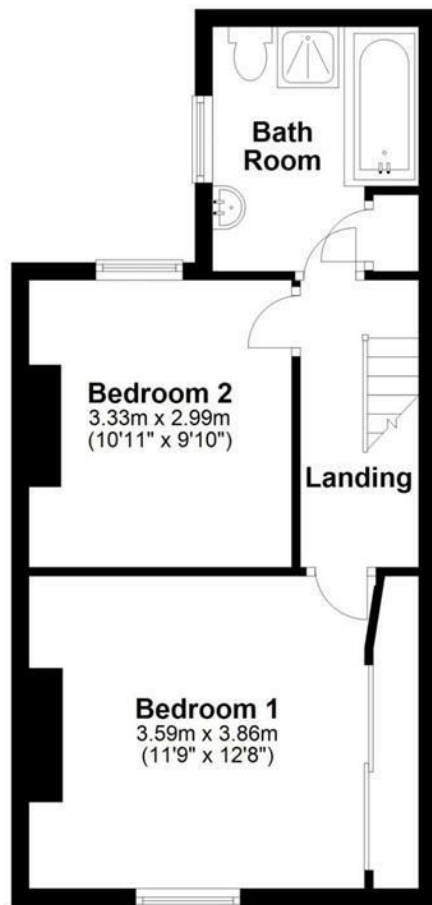
### Ground Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



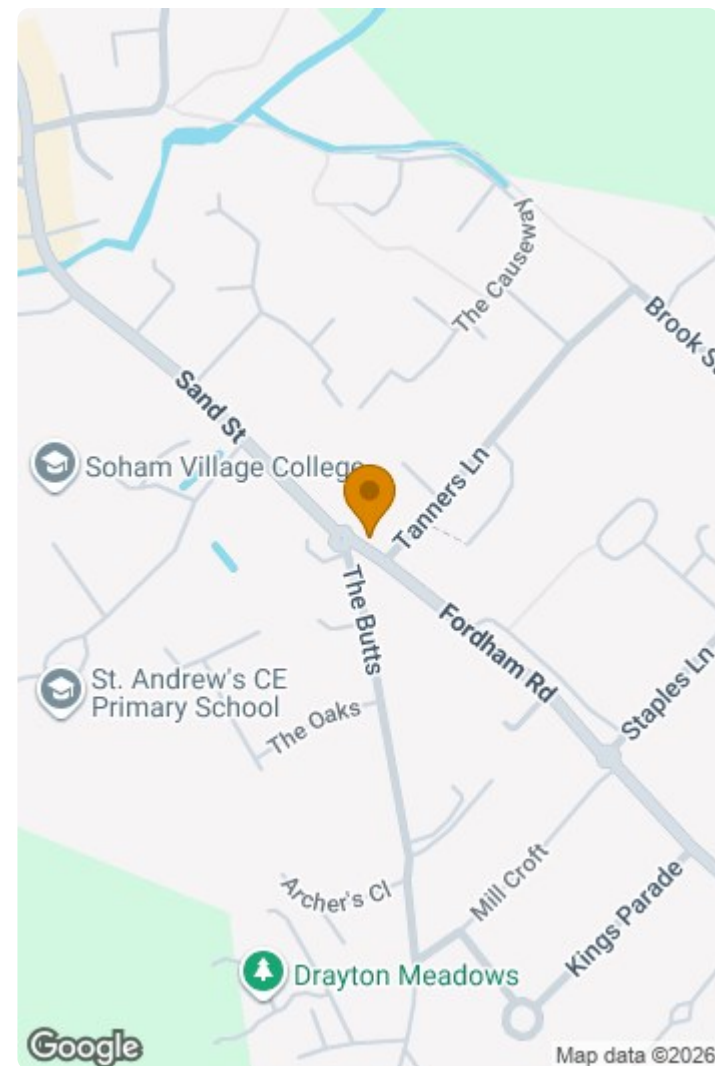
### First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 84.8 sq. metres (912.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	89		

Energy Efficiency Rating scale (A-G):  
 A: 92-100 (Very energy efficient - lower running costs)  
 B: 81-91  
 C: 69-80  
 D: 55-68  
 E: 49-54  
 F: 45-48  
 G: 1-44 (Not energy efficient - higher running costs)

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):  
 A: 1-10 (Very environmentally friendly - lower CO<sub>2</sub> emissions)  
 B: 11-20  
 C: 21-30  
 D: 31-40  
 E: 41-50  
 F: 51-60  
 G: 61-70 (Not environmentally friendly - higher CO<sub>2</sub> emissions)

England & Wales EU Directive 2002/91/EC

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