



White Hart Lane, Soham, Ely, Cambridgeshire

Pocock + Shaw

5 White Hart Lane  
Soham  
Ely  
Cambridgeshire  
CB7 5JQ

A delightful Grade II listed 2 bedroom Victorian property with exceptional character and conveniently located a short walk from the centre of town and the High Street. The property is superbly presented throughout and benefits from an exceptional living room and dining area, a fitted kitchen and small utility room and a modern ground floor bathroom. Features includes 2 generous double bedrooms with high ceilings and an attractive walled courtyard to the front of the house.

Guide Price £230,000



**Location** Soham is a large 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 offers good connections to Cambridge via the A14. Soham has its own range of local shops including the Co-Op & Asda and local eateries, pubs, hairdressers, a leisure centre and doctors surgery. The town offers good access to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded 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 A11.

### Accommodation

**Living room/dining room** a delightful room with an exposed brick chimney breast with a feature fireplace recess, faux ceiling beams and recessed ceiling lighting, part glazed entrance door and 2 casement windows overlooking the courtyard, door opening to stairs leading to the first floor.

**Kitchen/breakfast room** with a range of fitted base units, worktops with recessed sink and drainer, integrated oven and grill with 4 burner gas hob and extractor hood over, feature fireplace recess.

**Utility room** with space and plumbing for a washing machine.

**Bathroom** with access via the utility room, modern suite comprising a bath mixer tap and separate shower over, hand basin with storage under and low level WC, tiled walls.

### First floor

#### Landing

**Bedroom 1** an exceptional room with high vaulted ceilings.

**Bedroom 2** an exceptional room with high vaulted ceilings.

**Outside** The property is approached via a gate leading from White Hart Lane to an attractive walled courtyard with artificial turf and shrub borders. Please note there is no off road parking with this parking.

### Services and tenure

**Tenure** The property is freehold with registered title CB252737.

#### Services

Mains water, gas, drainage and electricity are connected.

The property is in Soham conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 17Mbps, Superfast 212Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available.

EPC: D

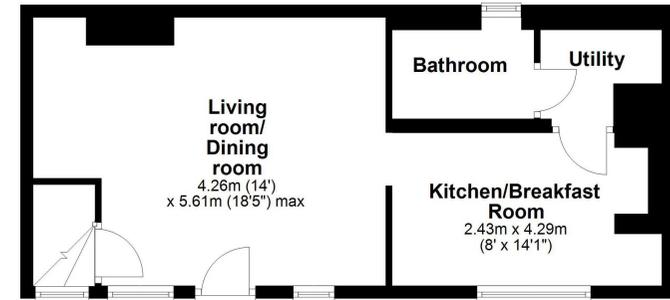
**Council Tax** A East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





**Ground Floor**  
Approx. 42.6 sq. metres (458.3 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 83.9 sq. metres (903.0 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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