



Orchard Row, Soham, Ely, Cambridgeshire

Pocock + Shaw

126 Orchard Row
Soham
Ely
Cambridgeshire
CB7 5AZ

A well proportioned 2 bedroom semi-detached house offering potential for further extension situated in an established residential area on the edge of Soham and with far views to the rear over a communal green space and open countryside. The house is offered with no chain and benefits from generous room sizes throughout with 2 double bedrooms and a bathroom on the 1st floor, an open plan living room/dining room and a large conservatory. Features include a substantial garage to the side, solar panels with an ongoing feed tariff and a West facing garden to the rear.

Guide price £260,000



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

Entrance Hall with a part glazed entrance door.

Cloakroom with a hand basin and low level WC.

Kitchen/breakfast room with a range of fitted base and wall mounted units, worktops with recessed sink, integrated eye level oven and grill, 4 burner gas hob with extractor hood over, recently fitted wall mounted gas fired boiler.

Living room/ dining room with stairs leading to the first floor and a sliding patio door leading to the conservatory.

Conservatory a large uPVC double glazed room with a pair of French doors leading to the rear garden.

First floor

Landing with an airing cupboard.

Bedroom 1

Bedroom 2

Bathroom with bath with mixer tap, shower cubicle, hand basin with storage under, mirror with down lighting, low level WC.

Outside 21'5" x 10'9" (6.54 m x 3.27 m) Front garden with a lawn and shrub borders, driveway leading to a large GARAGE (6.54m x 3.27m- 21'5" x 10'9") with a pair of high uPVC doors to the front and rear.

To the rear is a West facing rear garden with a paved patio area, lawn and shrub and flower borders, raised fish pond, timber shed and gated access to the side.

Agent's note 1- The current owner informs us that the garage extension to the side was constructed with footings adequate for a 2 storey extension. Buyers are advised to make their own investigations to confirm this prior to a purchase.
2-The property benefits from solar panels with a tariff that will pass to the new owner.

Services and tenure

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

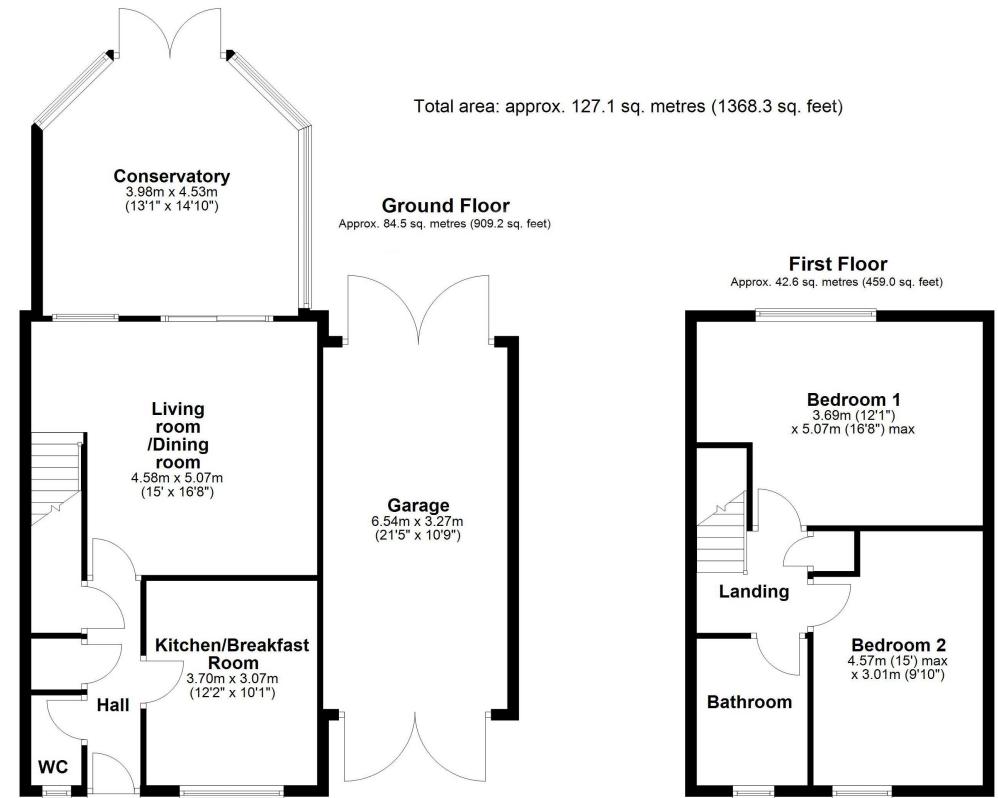
Internet connection, basic: 29Mbps, Ultrafast:

1800Mbps. Mobile phone coverage by the four major carriers available. EPC: B

Council Tax B East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





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. (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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