



**Julius Martin Lane,
Soham, CB7 5EQ
£395,000**

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Julius Martin Lane, Soham, CB7 5EQ

An excellent opportunity to purchase this 4 bedroom, detached family home close to the heart of the town.

Offering entrance hall, cloakroom, kitchen and open plan living/dining room to the ground floor and 4 bedrooms and family bathroom on the first floor.

Externally the property is approached via a driveway and generous front garden offering ample parking and garage. To the rear the garden is laid mainly to lawn with patio area.

This property offers excellent potential for updating and extension (subject to planning).

Sold with the added benefit of NO CHAIN.

Entrance Hall

Entrance hall leading to:

Living/Dining Room

19'0" x 17'6"

Electric fireplace with mantelpiece over. Windows to rear aspect, internal door leading to kitchen, and an external sliding door leading to rear garden.

Kitchen

11'3" x 9'5"

Fitted with a range of eye and base level units with worktop over. Integrated sink with mixer tap, hob, double ovens. Built in storage cupboard and under-counter space for white goods. Internal doors to entrance hall and living/dining room, external door to rear garden. Window to rear aspect.

WC

Suite comprising of WC and handwash basin. Window to front aspect.

Utility Room

8'3" x 7'7"

Window to rear aspect.

Bedroom 1

11'5" x 11'3"

Window to rear aspect.

Bedroom 2

11'5" x 7'7"

Window to rear aspect.

Bedroom 3

11'4" x 9'1"

Window to rear aspect.

Bedroom 4

8'2" x 6'8"

Window to front aspect.

Bathroom

Suite comprising of panelled bath, WC and handwash basin. Window to front aspect.

Garage

16'5" x 8'2"

Up-and-over garage door with access from driveway.

Outside Front

Driveway with room for multiple vehicles, lawns areas to both sides of drive with mature shrubberies. Access around property via side gate, and access to garage.

Outside Rear

Access to utility room. Patio area leading to lawned garden and mature shrubberies.

Property Information

EPC - TBC

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 100 SQM

Parking - Garage & Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps 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.

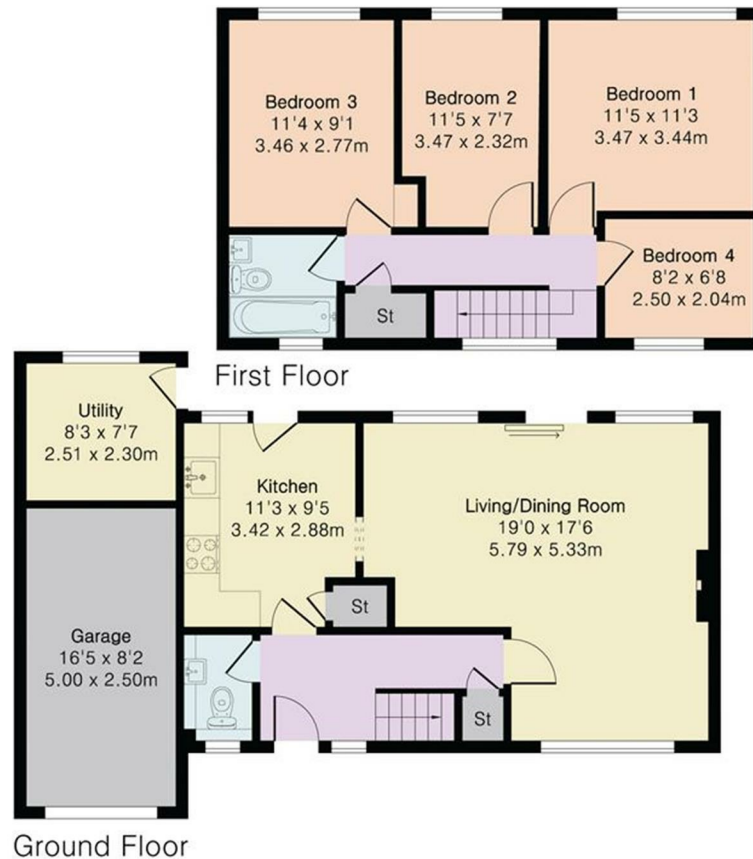


**Approximate Gross Internal Area 1074 sq ft - 100 sq m
(Excluding Garage)**

Ground Floor Area 569 sq ft – 53 sq m

First Floor Area 505 sq ft – 47 sq m

Garage Area 135 sq ft – 13 sq m



- **Close To Amenities**
- **Detached Family Home**
- **Four Bedrooms**
- **Potential To Improve**
- **Enclosed Garden**
- **Garage**
- **No Chain**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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