



3 Hall Street, Ely, CB7 5BN

3 Hall Street, Ely, CB7 5BN

A substantial four-bedroom semi-detached property with garage and exciting potential for further development, subject to the necessary planning consents.

Hall Street offers an excellent opportunity for buyers looking for a property they can completely refurbish and make their own. The accommodation extends to approximately 1,338 sq ft and provides four bedrooms arranged over two floors, together with a generous kitchen, dining area, living room, bathroom and utility room.

The property requires complete refurbishment throughout, making it particularly suited to buyers, developers or investors looking for a project with the opportunity to add value.

One of the property's major attractions is the good-sized rear garden, which also incorporates a garage and offers the potential for a separate building plot, subject to planning permission and all necessary consents. This could provide an exciting opportunity for future development, subject to the buyer making their own enquiries with the relevant planning authority.

The property is situated on Hall Street in Soham, a popular market town with a range of local amenities, schools, shops and transport links. The postcode is predominantly residential, with a mixture of period and modern properties.

This is a property with genuine scope and potential, offering the opportunity to create a substantial family home while potentially unlocking additional value from the rear garden.

Features

- Potential additional building plot to the rear, subject to planning
- Approximately 1,338 sq ft of accommodation
- Excellent opportunity to add value
- Generous rear garden
- Garage
- Three/Four-bedroom semi-detached property
- Potential to create a superb family home
- Popular Soham location
- Separate living room
- Viewing highly recommended





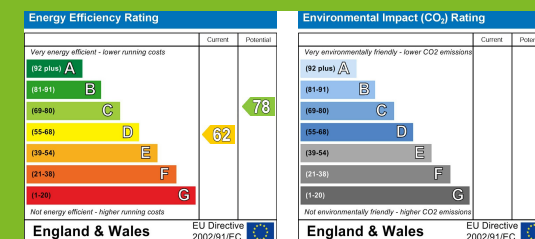


About 129.2 m² ... 1391 ft²
All dimensions / floor plans are approximate and should not be relied upon.

TENURE
Freehold

SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East Cambs



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX
01353 665020
sales@clarkhomes.co.uk
clarkhomes.co.uk

