



Speed Lane, Soham, Ely CB7 5BT

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A particularly well appointed, extended three bedroom, two bathroom semi-detached property which lies in an enviable near central cul-de-sac location.

- Entrance Hall & Cloakroom
- Impressive Sitting Room
- Superb Kitchen/Dining Room
- Three Bedrooms (One With Ensuite)
- Family Bathroom
- Off-Road Parking
- Rear Enclosed Garden

Guide Price: £310,000



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. A newly opened railway station now also connects to Ely and beyond. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

ENTRANCE HALL Entrance door with glazed insets. Engineered oak flooring. Staircase rising to first floor with useful cupboard under. Door to:-

CLOAKROOM Engineered oak flooring. White suite comprising corner wash hand basin with tiled splashbacks and WC. Radiator and double glazed window to side.

IMPRESSIVE SITTING ROOM 18'2" x 16'1" (5.54 m x 4.90 m) narrowing in part to 3.44 m.

Triple glazed double French doors to rear garden both with wing windows, further triple glazed window to side and two Velux windows over. Two radiators.

SUPERB KITCHEN/DINING ROOM 15'11" x 16'6" (4.86 m x 5.02 m) narrowing in kitchen area to 2.85 m.

KITCHEN AREA: Double glazed window to front. Comprehensively fitted with a matching range of wall and base units with hardwood work surfaces over and Metro style tiled splashbacks. Plumbing for automatic washing machine. Built in appliances include an electric oven/grill with four ring gas hob and extractor hood over. Wall mounted gas boiler serving the central heating and hot water systems. Ceramic tiled floor which extends through to :-

DINING AREA: with double glazed window to front and radiator.

FIRST FLOOR LANDING Airing cupboard with radiator and two linen shelves.

PRINCIPAL BEDROOM 16' x 10'8" (4.89 m x 3.26 m) Two double glazed windows to rear overlooking the garden. Fitted wardrobes with sliding doors. Radiator. Door to:-

EN-SUITE SHOWER ROOM Suite in white comprising tiled corner shower cubicle, wall mounted wash hand basin with tiled splashbacks and close coupled WC. Electric radiator.

BEDROOM TWO 14'2" x 7'10" (4.33 m x 2.38 m) with double glazed window to front. Radiator and built-in cupboard.

BEDROOM THREE 19'11" x 8'2" (3.03 m x 2.49 m) with double glazed window to front. Radiator.

BATHROOM With double glazed window to side. Suite in white comprising wash hand basin with tiled splashbacks, close coupled WC and panel enclosed bath with fully tiled surround shower unit over. Extractor fan. Radiator.

EXTERIOR The property is set back from the road behind a frontage which provides hard standing for two vehicles, adjacent to which is a pathway and lawn. A further pathway runs adjacent to the property and in turn leads to the rear garden. The rear garden is predominantly laid to lawn with shaped borders either side. Beyond this is a raised area where there is a patio adjacent to which is a timber shed. External electric vehicle charging point.



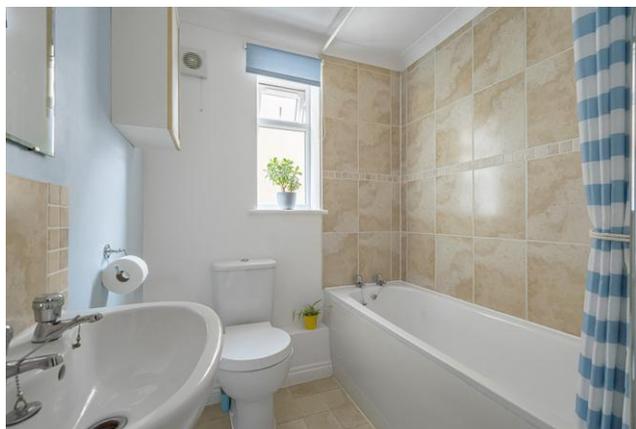
Tenure - The property is Freehold

Council Tax - Band B

EPC To Follow

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD-7336

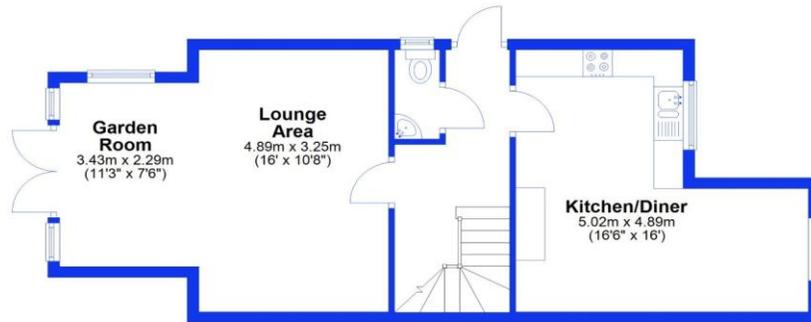


Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.



Ground Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



Total area: approx. 99.8 sq. metres (1074.0 sq. feet)