



11 Speed Lane, Soham
Ely

RICHARD
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ESTATE AGENTS 

£169,950

11 Speed Lane

Soham, Ely

A beautifully presented terraced cottage which has been lovingly restored by the current owner.

Comprehensively renovated throughout, the property comprises lounge opening into a refitted kitchen and first floor with a double bedroom and refitted bathroom. To the rear there is a long, well maintained garden with the advantage of brick outbuildings, with one being used as a utility.

When the current owner purchased the property they undertook a programme of extensive updating which included rewiring and replumbing, a new electric central heating system, replastering, new insulation and windows and doors, together with refitting the kitchen and bathroom.

The property is situated within a quiet no-through road and viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



- Beautifully Presented Terrace Cottage
- Extensively Renovated by the Current Owner to Retain a Wealth of Character Features
- Lounge Opening into Refitted Kitchen
- Double Bedroom
- Refitted Bathroom
- Attractive Rear Garden with Brick Outbuildings
- Ideal First Time Purchase
- Viewing Recommended

LOUNGE

With replacement wooden sash windows and door to front aspect, exposed brick fireplace (not used), patterned tiled floor, radiator. Opening to...

KITCHEN

Refitted hand painted units with solid oak drawers and units with oak work surfaces, sink unit, built-in electric oven, induction hob and extractor hood, replacement double glazed window and stable style door to rear aspect, stairs to first floor, tiled walls with oak shelves, radiator.

LANDING

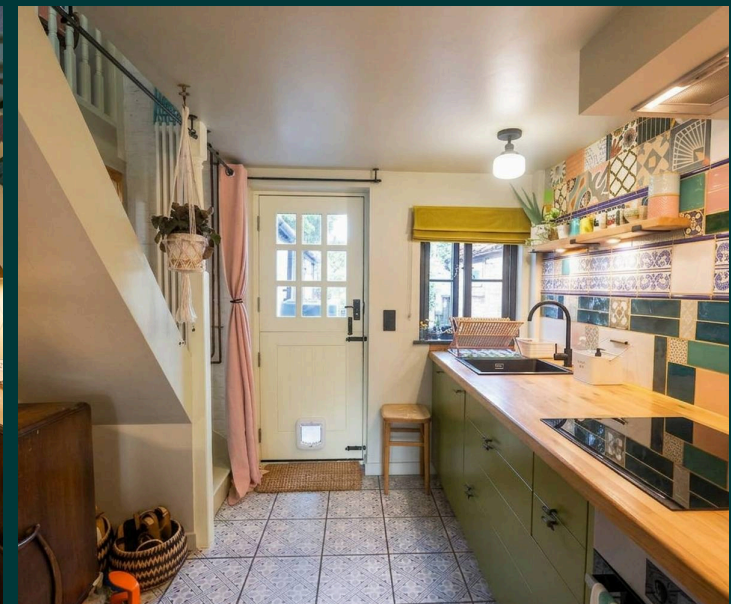
With double glazed window to rear aspect, exposed wooden floors and feature brickwork.

BATHROOM

Refitted by the current owner to comprise low level WC, marble wash stand and basin, panelled bath with shower above, replacement double glazed window to rear aspect, cupboard housing the modern electric combination boiler, painted wood wall panelling, exposed wooden floorboards, radiator.

DOUBLE BEDROOM

With double glazed replacement window to front aspect, exposed timber floorboards and exposed brick chimney breast, painted wood wall panelling, radiator.





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OUTSIDE

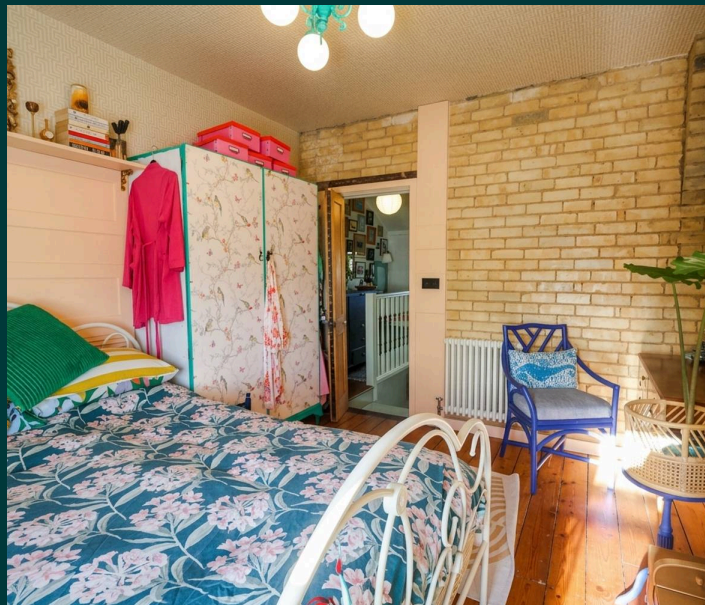
A shared passageway to the side of the house leads to the rear garden which has been well maintained by the current owner to create a most attractive and relaxing outdoor space.

Adjoining the rear of the house there is a seating area and brick outbuildings comprising one which is used as a utility with electricity and plumbing for washing machine connected, together with a Belfast sink and a further small outbuilding used for general storage.

The remainder of the garden consists of attractive and established flower beds, a further seating area with planter and trellising, a lawn, a well used vegetable patch and timber built garden shed, together with recently installed replacement wooden fencing.

Please note: The garden has a pedestrian right of way allowing access to the rear of the neighbouring property and the gardens for number 11 and 13 are currently open to one another but could be enclosed.

Parking is on street.









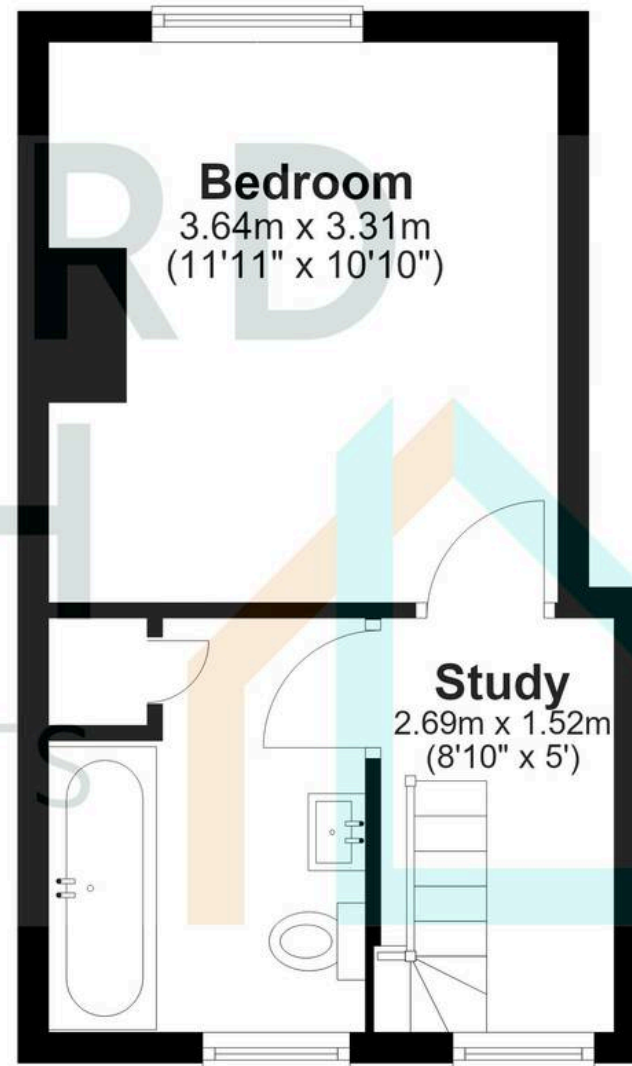
Ground Floor

Approx. 18.6 sq. metres (200.0 sq. feet)



First Floor

Approx. 22.2 sq. metres (239.2 sq. feet)



Total area: approx. 40.8 sq. metres (439.1 sq. feet)



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