



Shockham Terrace, Soham, Ely, Cambridgeshire CB7 5QN

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A well-presented and deceptively spacious modern two bedroom, two bathroom 'coach house' style flat with garage within walking distance of local shops and amenities. No upward chain.

- Open Plan Modern Kitchen/Lounge/Diner
- Principal Bedroom with En-Suite Shower Room
- Bedroom Two
- Garage with Storage
- Gas Central Heating & Double Glazing
- Excellent location
- No Upward Chain

Guide Price: £215,000



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 with stairs to first floor landing with a built-in cloaks' cupboard and further storage cupboard. Velux window.

KITCHEN 12'3" x 6'4" (3.73 m x 1.93 m) Open plan modern fitted kitchen comprising a matching range of wall and base units with work surfaces over, tiled splashbacks and single drainer sink unit with mixer tap. Appliance spaces for fridge/freezer, washing machine, dishwasher and tumble dryer. Double glazed window.

OPEN PLAN LOUNGE/DINING ROOM 15'3" x 10'7" (4.65 m x 3.22 m) with Velux window. Radiator.

BEDROOM ONE 15'0" x 11'1" (4.58 m x 3.39 m) with double glazed window. Radiator. Fitted double wardrobes and door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin.

BEDROOM TWO 11'2" x 7'6" (3.40 m x 2.28 m) with double glazed window, fitted wardrobe cupboard and radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with tiled splashbacks. Airing cupboard.

GARAGE 17'5" x 9'2" (5.30 m x 2.80 m) with additional storage area.

TENURE The property is Leasehold with 107 years remaining

Ground Rent of approximately £180.00 p.a. (2026)
Service & Maintenance Charges of £631.76 p.a. (2026)

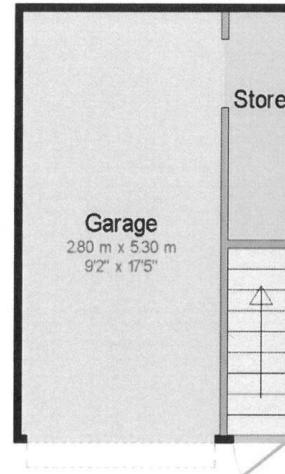
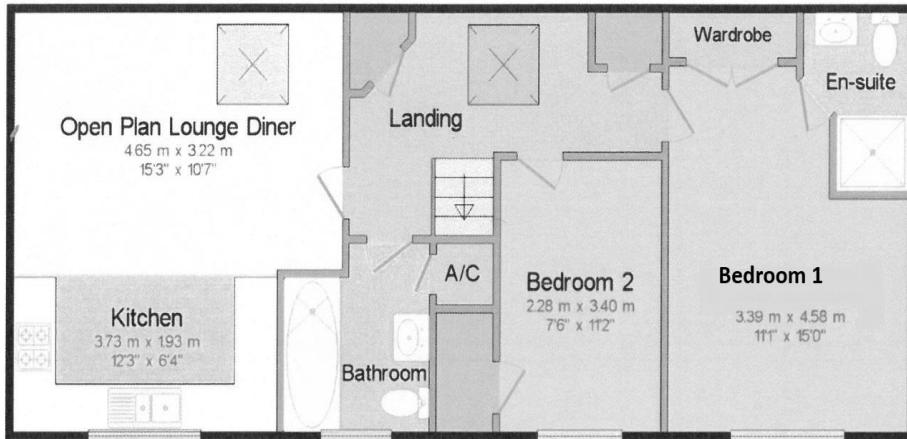
Council Tax Band A

EPC C (78/78)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7398





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.