



**Townsend, Soham, Ely, Cambridgeshire CB7 5DD**

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## Townsend, Soham, Ely, Cambridgeshire CB7 5DD

A lovely two bedroom Grade II listed cottage with ample off road parking and located towards the edge of this well served popular town.

- Grade II Listed Cottage with Character Features
- Living Room
- Separate Dining Room
- Kitchen
- Two Bedrooms
- Spacious Bathroom
- Enclosed South Facing Rear Garden
- Ample Off Road Parking

**Guide Price: £275,000**



**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.

**LIVING ROOM** 11'9" x 11'9" (3.58 m x 3.58 m) with entrance door and window to front aspect. Feature fireplace with timber mantle and tiled hearth, radiator. Door to:-

**KITCHEN** 12'9" x 6'10" (3.89 m x 2.08 m) with window and door to rear aspect. Fitted with a matching range of wall and base units with work surfaces over, tiled splashbacks and inset single drainer ceramic sink unit with mixer tap over. Four ring electric hob and built-in oven with extractor hood over. Integrated fridge, space and plumbing for washing machine, wall mounted gas boiler serving the hot water and heating systems, radiator and tiled flooring. Staircase rising to first floor with useful understairs storage. Door to:-

**DINING ROOM** 9'10" x 8'2" (3.00 m x 2.49 m) with window to rear aspect. Radiator.

## FIRST FLOOR LANDING

**BEDROOM ONE** 11'9" x 11'9" (3.58 m x 3.58 m) with window to front aspect, access to loft, radiator.

**SPACIOUS BATHROOM** with window to rear aspect. Fitted with a four piece suite comprising panel bath, corner shower cubicle with overhead drencher and vanity unit with inset wash hand basin and concealed cistern WC. Tiled surrounds and heated towel rail.

**BEDROOM TWO** 9'10" x 7'10" (3.00 m x 2.39 m) with window to rear aspect. Radiator.

**EXTERIOR** Front gravel driveway provides of road parking for several vehicles and gated access leads through to the rear.

The rear garden is enclosed by fencing and hedging and is predominantly laid to lawn with gravel pathway, patio area and a variety of plants and shrubs.

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
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**Ref** CWH-7415



FLOORPLANS TO FOLLOW



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.