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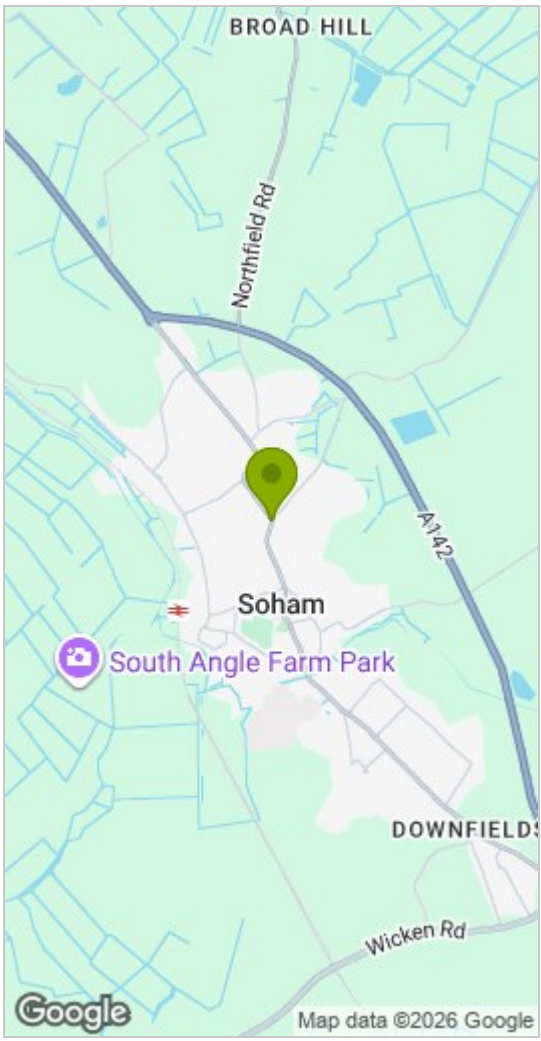
& company

3 Hall Street, Ely, CB7 5BN
£280,000



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

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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