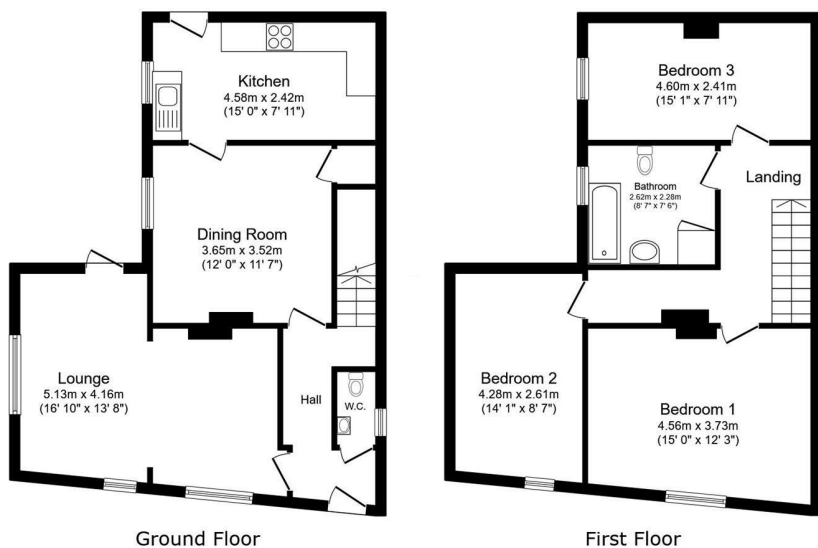


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
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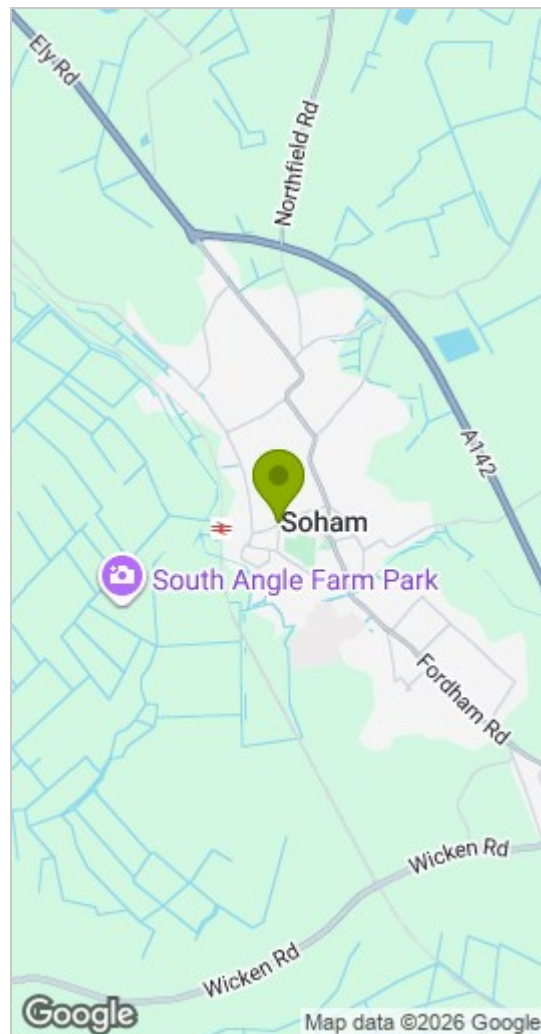
70 Station Road, Soham, CB7 5DY
Asking Price £350,000





Total floor area: 111.4 sq.m. (1,199 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- **Characterful property**
- **Three generous bedrooms**
- **Spacious and versatile accommodation**
- **Ground floor cloakroom/WC**
- **Historic property with local heritage interest**
- **Approx. 1,199 sq.ft. / 111.4 sq.m.**
- **Off-road parking**
- **Lounge and dining room**
- **New boiler installed in Autumn 2024**
- **Convenient Soham location**

A truly distinctive three-bedroom period home of considerable character, formerly the historic Angel Inn public house, occupying a prominent position on Station Road in Soham.

Believed to date from the late 19th century, this substantial house offers over 1,190 sq.ft. of versatile accommodation arranged across two floors, combining period charm with generous room proportions rarely found in more conventional homes.

The ground floor features a spacious lounge, central dining room ideal for entertaining, custom-made fitted modern kitchen, practical utility room and cloakroom/WC. Upstairs, the property offers three well-proportioned bedrooms together with a recently renovated family bathroom. Outside the property has laid lawn with vegetable patch with a large shed that has lighting and power that could be converted into a home office.

Externally, the property enjoys a private garden and off-road parking for two cars to the rear. The property retains an attractive historic presence, having been identified as a building of local interest within Soham's heritage records. The property formed part of the former Angel Inn, a well-known local public house which served the town for many years before its residential conversion.

Located within easy reach of local amenities, schooling and transport links, this is a rare opportunity to acquire a home with genuine local history and individuality.

Early viewing is highly recommended to appreciate the size and flexibility of accommodation on offer.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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