

8 Thomas Mews - Offers In Excess Of £260,000

Soham Ely CB7 5JN

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £260,000

The Property

We are delighted to present this well-proportioned three-bedroom home, situated in the sought-after Cambridgeshire town of Soham. Ideally located just a short distance from Soham Train Station, the property offers excellent transport links to Ely, Cambridge and London, making it a superb choice for commuters and families alike.

The accommodation is bright and welcoming throughout, benefiting from plenty of natural light and a recently refreshed interior. The property has been newly decorated inside and further improved with a new boiler, new flooring throughout, a new front door, a new decked area to the rear and a new garden shed.

The ground floor comprises an entrance hall, cloakroom, fitted kitchen and a spacious living room, creating a practical layout for everyday family living. To the first floor there are three bedrooms, including a main bedroom with en-suite shower room, plus a separate family bathroom.

Outside, the property enjoys an easy-to-maintain south-facing rear garden, offering a pleasant outlook over fenland. The garden includes a turfed lawn and a newly fitted decked area adjacent to the house, ideal for outdoor seating, entertaining or relaxing in the warmer months. The property also benefits from allocated parking.

Soham is a popular market town positioned between Ely and Newmarket, with a good range of local amenities including shops, supermarkets, eateries, pubs, a leisure centre and doctors' surgery. The town is especially popular with families, with local primary schools feeding into the well-regarded Soham Village College. The A142 provides convenient road links towards Cambridge via the A14, while Soham Station offers rail access to Ely and onward mainline services to Cambridge and London.

This attractive home is perfect for families, first-time buyers or anyone seeking a well-presented property in a convenient and popular location. For more information or to arrange a viewing, please contact us.

Agent Notes

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

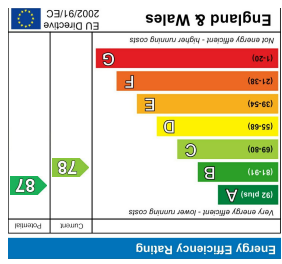
Features

- **THREE-BEDROOM FAMILY HOME**
- **SOUGHT-AFTER SOHAM LOCATION**
- **SHORT DISTANCE TO SOHAM TRAIN STATION**
- **EXCELLENT LINKS TO ELY, CAMBRIDGE AND LONDON**
- **RECENTLY DECORATED THROUGHOUT**
- **NEW BOILER AND NEW FLOORING**
- **MAIN BEDROOM WITH EN-SUITE SHOWER ROOM**
- **SOUTH-FACING REAR GARDEN WITH FENLAND VIEWS**
- **NEW DECKED SEATING AREA AND GARDEN SHED**
- **ALLOCATED PARKING INCLUDED**



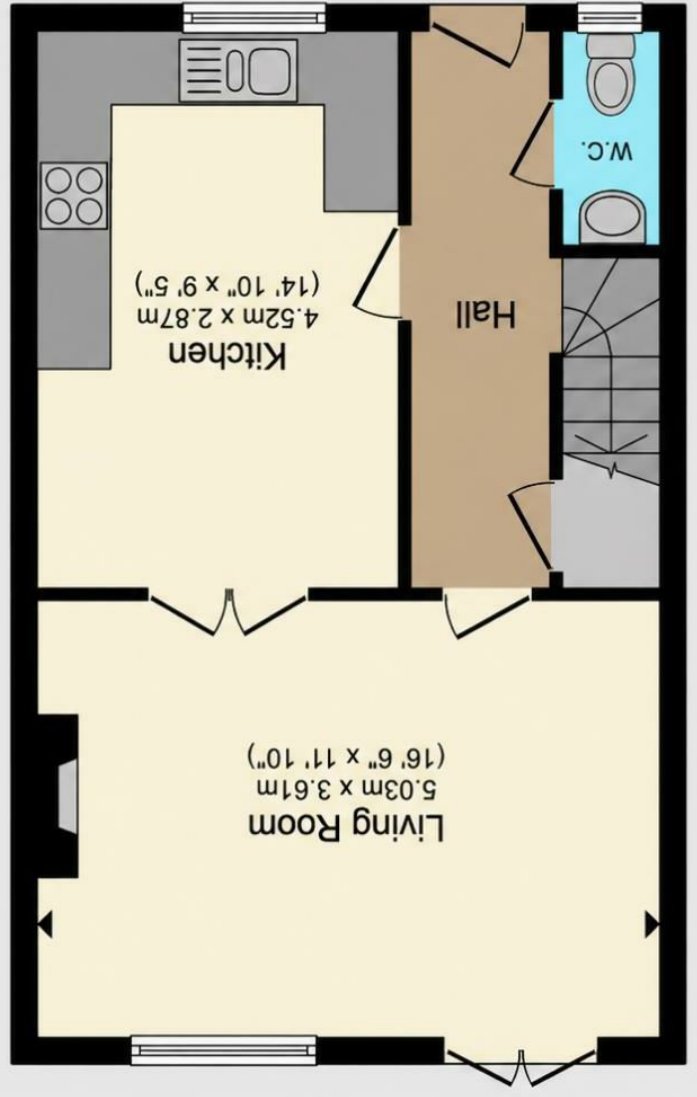


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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Ground Floor



First Floor

