



**Brewhouse Lane, Soham**  
**Ely, CB7 5JD**  
**Asking Price £230,000**

**MA**  
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## Brewhouse Lane, Ely, CB7 5JD

Set on the outskirts of Soham, this semi-detached house presents an excellent opportunity for families, couples, or individuals alike.

Offering entrance hall, cloakroom, kitchen/dining room, living room and 3 bedrooms and bathroom to the first floor.

Externally offering off street parking and generous rear garden.

The location in Soham offers ease of access to local amenities and transport links.

Sold with the added benefit of no onward chain.

### Entrance Hall

With Door leading to kitchen and internal hall.

### Kitchen/Dining Room

19'4" x 10'7" metres

Fitted with a range of matching eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Integrated oven with gas hob and extractor over. tiled splashbacks. Ample room for table and chair. Space for fridge freezer. Radiator. Window to rear aspect. Door through to living room.

### Cloakroom/WC

With low level WC.

### Living Room

17'8" x 11'9"

Fitted with feature fireplace and gas fire. Window and patios doors to rear garden.

### First Floor Landing

With doors to all bedroom and bathroom

### Bedroom 1

15'5" x 7'10"

With window to rear aspect. Radiator.

### Bedroom 2

11'9" x 10'3"

With window to front aspect. Radiator.

### Bedroom 3

8'2" x 7'6"

With window to rear aspect. Fitted storage cupboard.

### Bathroom

Shower cubicle, low level WC, wash hand basin with vanity unit below. Heated towel rail. Obscured window to front aspect.

### Outside - Front

Grassed front garden with parking.

### Outside - Rear

Fully enclosed rear garden. Mainly laid to lawn with garden sheds.

### Location

Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town

centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.

### Property Details

EPC - TBC

Tenure - Freehold

Council Tax Band - C

Property Type - Semi-Detached House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 115 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available,  
1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom

advise good on all networks

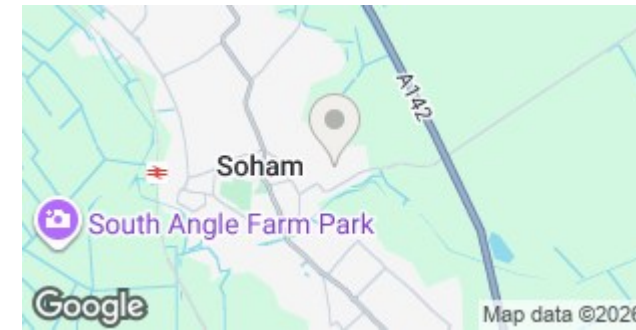
Rights of Way, Easements, Covenants

– None that the vendor is aware of





- **Semi-Detached Home**
- **2 Bedrooms**
- **Kitchen / Dining Room**
- **Off Street Parking**
- **Close to Amenities**
- **NO CHAIN**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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