



4 Pratt Street
Soham, Cambridgeshire CB7 5BH
Guide Price £257,000

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This deceptively spacious, charming, Period home is situated in the heart of the Town centre.

Offering a wealth of original features, the accommodation comprises 2 generous reception rooms and kitchen on the ground floor, with 3 double bedrooms and family bathroom on the first floor.

Externally, the property benefits from an enclosed rear garden.

Located within walking distance of pre-school, primary and secondary schools and also within walking distance to the new railway station which provides transport to Ely, Bury St Edmunds and links to Cambridge.

A must to view to appreciate the space and potential offered.

Sold with the benefit of NO CHAIN.

Council Tax Band D (East Cambridgeshire)
EPC (D)

Accommodation Details

Entrance Hall

Staircase rising to first floor, under stairs cupboard, back door to garden, doors and access through to:

Sitting Room 15'6" x 14'0" (4.73m x 4.27m)

Feature Victorian style cast iron fireplace with timber mantel, television aerial connection point, storage cupboard, window to the rear aspect.

Dining Room 15'3" x 13'6" (4.66m x 4.13m)

Feature fireplace, radiator, window to the rear aspect.

Kitchen with Breakfast Area 13'0" x 12'2" (3.98m x 3.71m)

Fitted with a range of eye level and base storage units with working top surfaces over, stainless steel sink with drainer and mixer tap over, double electric oven with induction hob, tiled splashbacks, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted boiler, radiator, wood effect flooring, window to the front aspect.

Utility Room 8'2" x 7'9" (2.51m x 2.38m)

Fitted wall and base storage units, radiator, door through to:

Shower Room 8'0" x 7'9" (2.45m x 2.38m)

Comprising low level WC, pedestal hand wash basin and shower cubicle with glass enclosure, storage cupboards, part tiled walls, radiator, obscured window to the front aspect.

First Floor Landing

With window to the rear aspect, radiator, doors and access through to:

Bedroom 1 16'3" x 13'0" (4.96m x 3.98m)

Feature fireplace, window to the front aspect, radiator.

Bedroom 2 15'6" x 14'0" (4.73m x 4.27m)

Feature fireplace, radiator, window to the rear aspect.

Bedroom 3 15'7" x 13'6" (4.76m x 4.13m)

Feature fireplace, radiator, window to the rear aspect.

Dressing Room 8'2" x 7'9" (2.51m x 2.38m)

Door leading through to:

Bathroom 7'9" x 7'6" (2.38m x 2.30m)

Comprising hand wash basin and panelled bath with shower over and glass screen, radiator, obscured window to the front aspect.

Separate WC

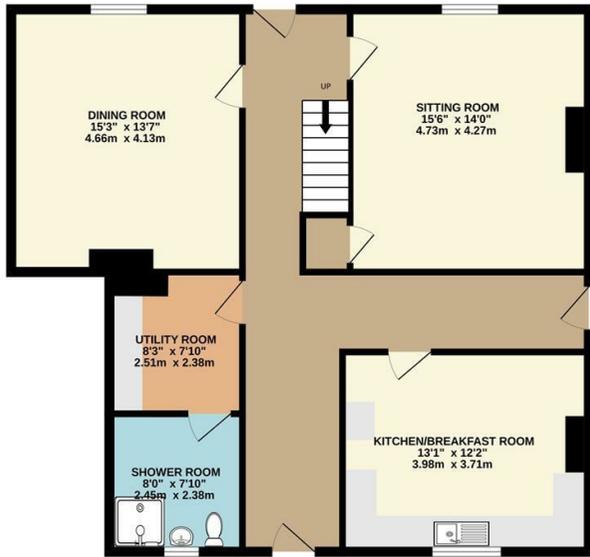
With obscured window to the front aspect, low level WC, radiator.

Outside - Rear

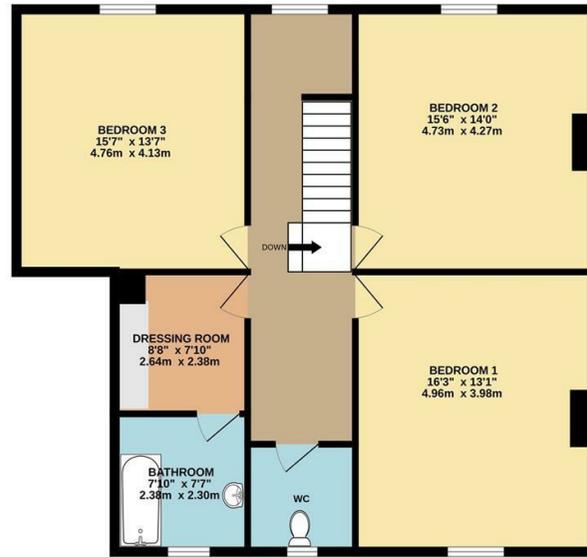
Enclosed rear garden laid mainly to lawn with shrub borders, patio area, timber shed and fence surround.



GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA: 1924 sq.ft. (178.8 sq.m.) approx.

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	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		60	59
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	

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