



Sand Street, Soham, Ely, CB7 5AA

CHEFFINS

Sand Street

SOHAM, ELY,
CB7 5AA

- Town Centre Location
- Off Road Parking
- 3 Bedrooms
- Rear Private Riverside Garden
- Freehold / Council Tax Band D / EPC D

A large detached property situated just off the town centre adjacent to Soham Lode and within walking distance of key amenities. The property includes a 3 bedroom house with ground floor commercial office / retail unit to the front. To the side and rear is an enclosed garden which has frontage to Soham Lode and offers off road parking. The property now requires a light scheme of refurbishment to ones appointed taste.

3 1 1

Guide Price: £280,000



Location

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

Method of Sale

The property is offered for sale by private treaty.

Local Authority

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, CB7 4EE.

Viewings

Strictly by Appointment with the Selling Agent.

Contact: Katelyn Raven or Edward Tabner
t: (01353) 654900
e: katelyn.raven@cheffins.co.uk or
edward.tabner@cheffins.co.uk

25 Market Place,
Ely, Cambridgeshire,
CB7 4NP

What3Words

///blindfold.unsecured.caring

Postcode

CB7 5AA

Entrance Hallway

16'4" x 6'9"

A spacious entrance hallway with an under stairs cupboard and radiator.

Living Room

16'5" x 13'4"

A generously sized living room fitted with a radiator, double glazed windows, aerial and plug sockets.

Kitchen

12'9" x 10'10"

A fitted kitchen comprising wall and base units, tiled splashback, extractor hood, inset sink and drainer, plumbing for dishwasher, gas services for cooker and radiator.

Cloakroom

4'7" x 5'0"

Accommodating a radiator and access to the rear garden.

W.C.

3'10" x 5'6"

Comprising a low level wc and hand basin.

Front Double Bedroom

16'0" max x 12'0"

Fitted with a built in wardrobe/ storage space, double glazed windows and radiator.

Rear Bedroom 2

13'5" x 8'6"

Fitted with double glazed window and radiator.

Rear Bedroom 3

13'5" x 7'2"

Fitted with timber frame double glazed window and radiator.

Family Bathroom

4'10" x 8'9"

Comprising a panel bath and over-head shower, low level wc, hand basin, double glazed window and radiator.

Airing Cupboard

5'11" x 4'11"

Accommodating an Ideal Logic Combi 24 boiler with a generous amount of shelving.

Retail Premises

16'4" x 15'3" max

A double fronted shop with retractable security grill, radiators, metre box and a wc and cloakroom fitted with a low level wc, hand basin and radiator.

Plans and Areas

All plans are for identification purposes only and are not produced to scale.

VAT

The property is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

Agents Notes

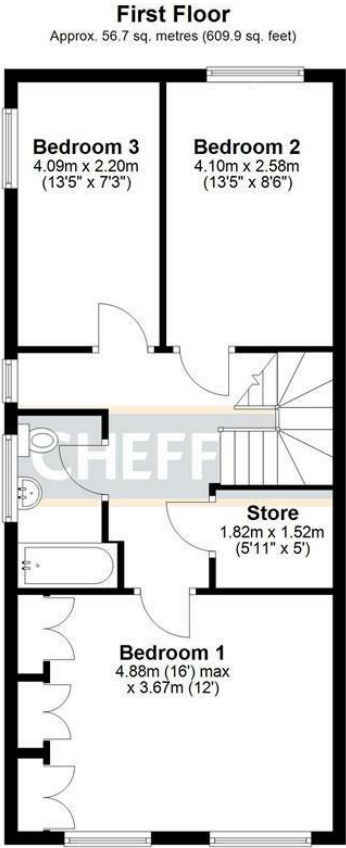
For more information on this property, please refer to the Material Information brochure that can be found on our website.

Please note that the Material Information brochure states the Council Tax Band is an A however, it is in fact a D.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 129.8 sq. metres (1397.2 sq. feet)

£280,000
 Council Tax Band – D
 Local Authority – East Cambridgeshire District Council

Agents note:
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

