



Brewhouse Lane, Soham, CB7 5JD

CHEFFINS

Brewhouse Lane

Soham,
CB7 5JD

- NO FORWARD CHAIN
- End of Terrace Home
- 2 Double Bedrooms
- Enclosed Rear Garden
- 2 Allocated Parking Spaces
- Popular Town
- Freehold / Council Tax Band B / EPC Rating C

Offering to the market this well presented, end of terrace home located in the popular town of Soham, just over 5 miles to the city of Ely.

This deceptively spacious home offers a good size hallway, ground floor cloakroom, kitchen / diner, lounge to the rear that also provides access to the garden. On the 1st floor are two double bedrooms and a family bathroom.

Outside the property is a small front garden, whilst the rear offers a mainly laid to lawn garden with paved patio, timber shed and gated access to front. To the rear of the development are 2 allocated car parking spaces.

This property is offered for sale with NO FORWARD CHAIN and is available to view by appointment.



Guide Price £225,000





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 M.11 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.

ENTRANCE HALL

Door to front, stairs to first Floor, under stairs cupboard, radiator

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with complimentary work surfaces over, integral oven, 4 ring gas hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, stainless steel sink with mixer taps over, radiator, wall mounted boiler, windows to front and side aspects.

LOUNGE

Door to rear leading into garden, window to rear, radiator

CLOAKROOM

Fitted with a 2-piece suite comprising low level wc and

wash hand basin, radiator, extractor fan

FIRST FLOOR LANDING

Airing cupboard with pipe heater, storage cupboard, loft access

BEDROOM 1

Window to front, radiator, built in wardrobes, over stairs cupboard

BEDROOM 2

Window to rear, radiator

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and paneled bath with shower over and shower screen, window to side, extractor fan, radiator

REAR GARDEN

Mainly laid to lawn with paved patio, timber shed and gated access to front. There are 2

allocated parking spaces beyond the garden

FRONT GARDEN

Small front garden with shrubs and plants.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

MATERIAL INFORMATION.

We have been made aware from the vendor that there is an annual service charge for this estate, currently at £493.92 per annum.





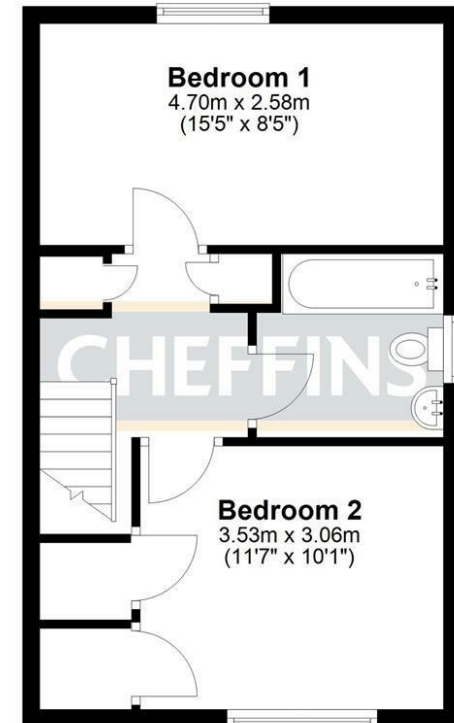
Ground Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £225,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 74.9 sq. metres (806.7 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.