



White Hart Lane, Soham, CB7 5JQ

CHEFFINS

White Hart Lane

Soham,
CB7 5JQ

- Victorian Terraced House
- Deceptively Spacious
- 3 Bedrooms
- 2 Reception Rooms
- Outbuilding Suitable for Use as a Home Office
- Close to Town Centre
- Freehold / Council Tax Band C / EPC Rating D

Cheffins are delighted to offer to the market this deceptively spacious and well presented Victorian terraced home located in the popular Town of Soham.

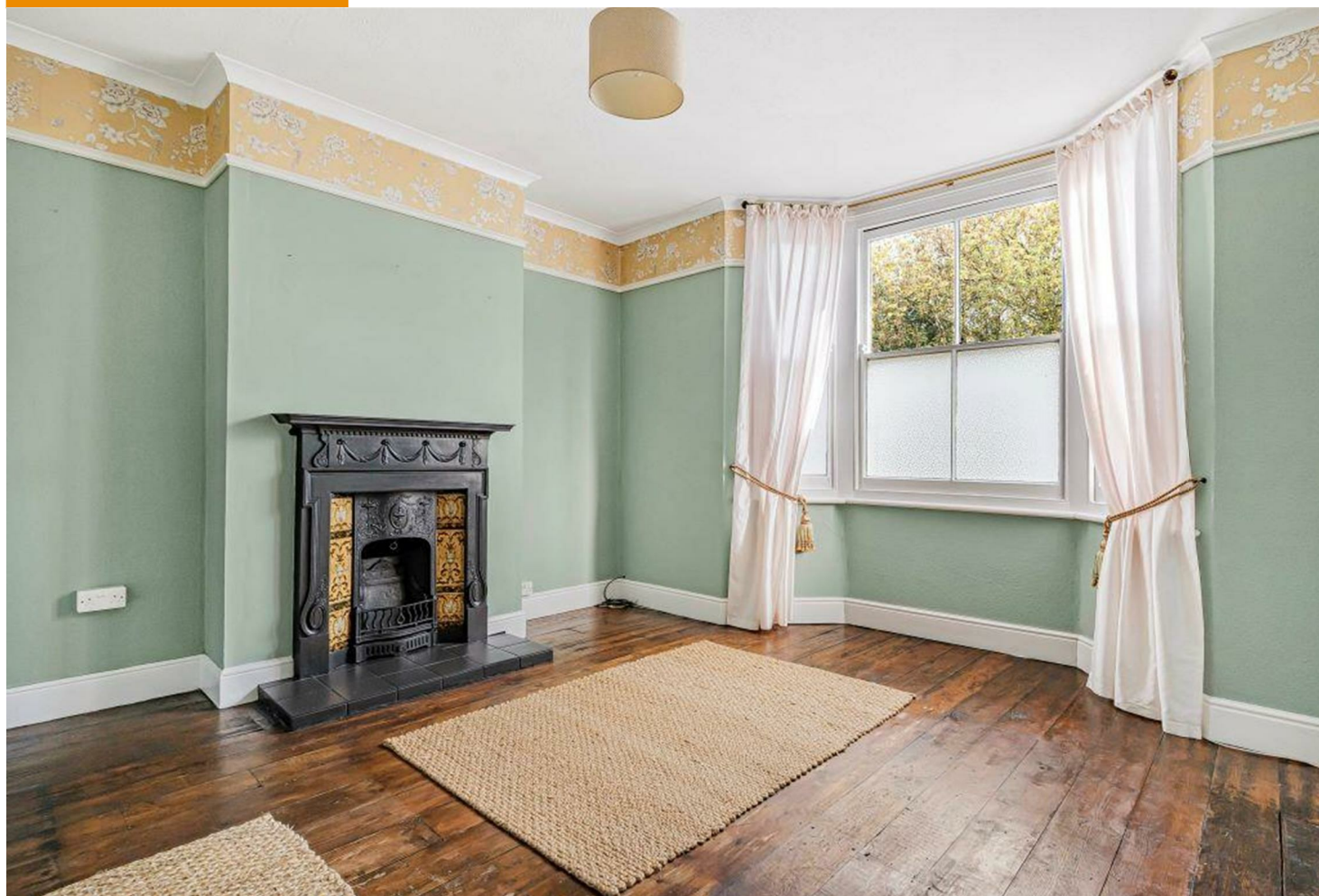
The property comprises of entrance hall, lounge with bay window to front, separate dining room, a kitchen and ground floor bathroom to the rear, whilst the first floor offers 3 generous bedrooms to complete the internal accommodation.

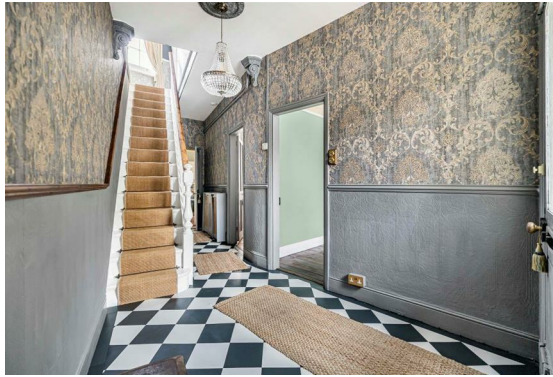
Outside the property to the rear is a mainly laid to lawn garden with timber summerhouse and brick built outbuilding which could be used as a home office.

The property further benefits from being offered for sale with no upward chain and is available to view by appointment.

3 1 2

Guide Price £300,000





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

With door to front, stairs to first floor, radiator, storage cupboard and further under stairs storage cupboard.

LOUNGE

With bay window to front, fireplace, radiator.

DINING ROOM

With door to rear leading into the garden, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, butler sink, space for double oven with extractor hood over, radiator, further built-in pantry/cupboard, plumbing for dishwasher and washing machine, window and door to side. Door to:

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, freestanding bath with shower over, window to rear, radiator.

FIRST FLOOR LANDING

With window to front, access to loft.

BEDROOM 1

With window to front, built-in storage cupboard, ornate fireplace, radiator.

BEDROOM 2

With airing cupboard housing hot water tank, ornate fireplace, radiator, window to front, boiler

BEDROOM 3

With window to rear, radiator.

OUTSIDE

To the front a path leads to the front door. To the rear there is a mainly laid to lawn garden with raised flower beds, paved patio, timber summerhouse with a separate patio and brick built outbuilding suitable for home office use. The outbuilding has been plaster boarded and has power and light connected.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



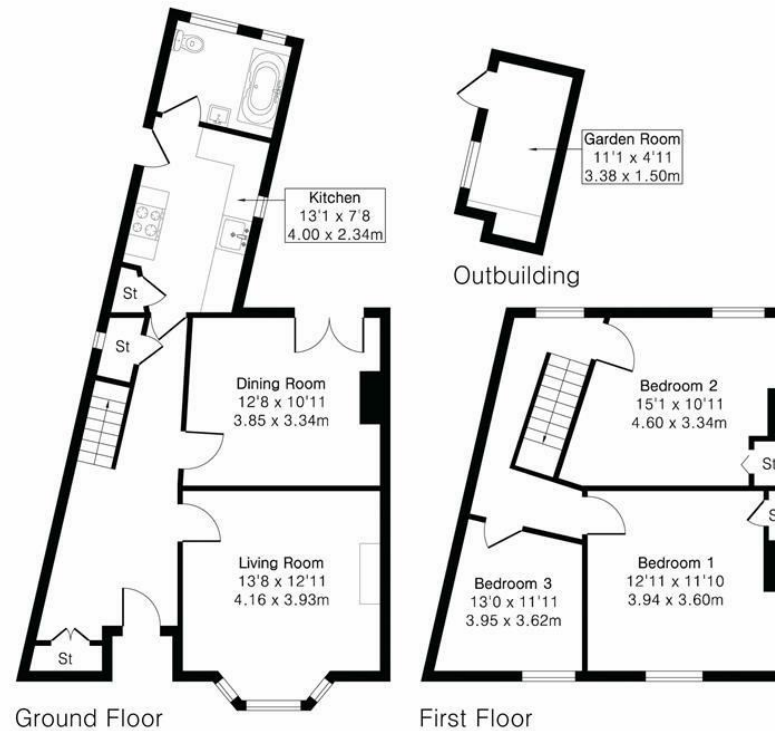


**Approximate Gross Internal Area 1075 sq ft - 100 sq m
(Excluding Outbuilding)**

Ground Floor Area 608 sq ft – 57 sq m

First Floor Area 467 sq ft – 43 sq m

Outbuilding Area 52 sq ft – 5 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambs District Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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



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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.