



Pratt Street, Soham, CB7 5BH

**CHEFFINS**

## Pratt Street

Soham,  
CB7 5BH

- NO FORWARD CHAIN
- 2 Bedrooms
- Open Plan Lounge / Diner / Kitchen
- Allocated Off Road Parking
- Close to Town Centre
- FREEHOLD / EPC: E / Council Tax: Band A

Offering to the market this deceptively spacious FREEHOLD ground floor apartment, located in the popular town of Soham.

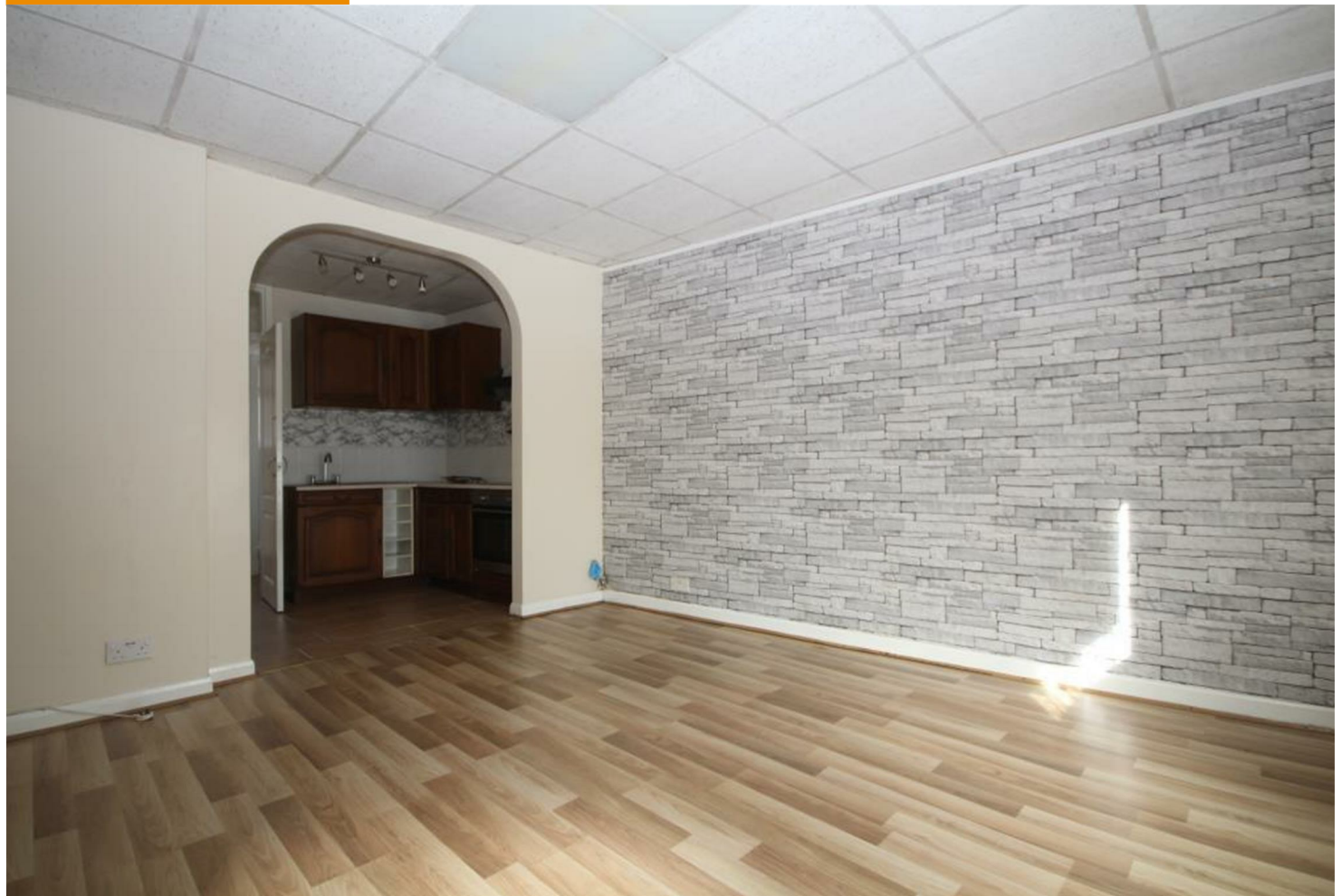
The property offers an entrance hall, open plan lounge / kitchen / diner, shower room, a rear hallway leading to the parking area and 2 good sized bedrooms.

Outside the property is an allocated parking space to the rear.

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



**Guide Price £150,000**





## 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, door to lounge

## **LOUNGE / DINING / KITCHEN**

Lounge/Diner Area: Window to front, electric heater

Kitchen Area: Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, single oven, 4 ring electric hob with extractor hood over, stainless steel sink with mixer tap over, door to shower room

## **SHOWER ROOM**

Fitted with a 3 piece suite comprising low level WC, wash hand basin and shower cubicle, 2 windows to the rear, towel radiator

## **REAR HALLWAY**

Door to rear leading to parking area

## **BEDROOM 1**

Window to front, electric heater

## **BEDROOM 2**

Window to rear, electric heater

## **OUTSIDE**

shared driveway to side leading to the allocated off road parking.

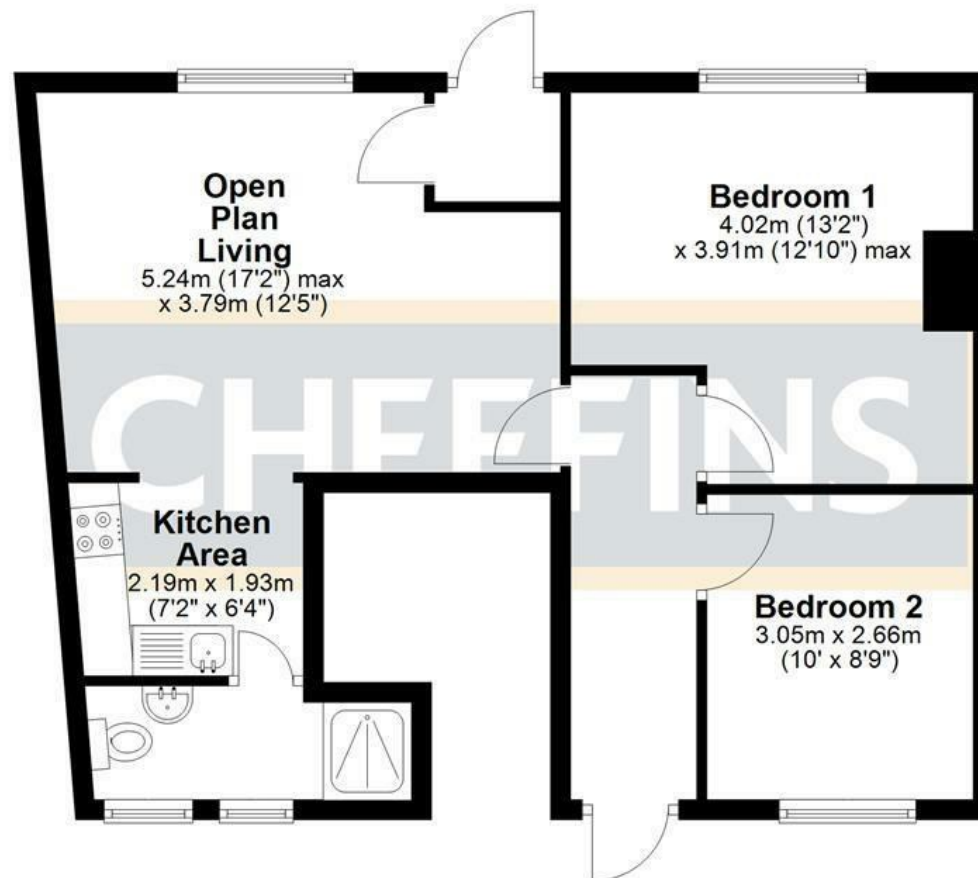
## **VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



## Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) <b>A</b>		
(51-61) <b>B</b>		
(39-50) <b>C</b>		
(29-38) <b>D</b>		
(19-28) <b>E</b>		
(11-18) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
	54	76
England & Wales	EU Directive 2002/91/EC	

Guide Price £150,000

Tenure - Freehold

Council Tax Band - A

Local Authority - East Cambridgeshire District Council

Total area: approx. 56.3 sq. metres (605.6 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)



**CHEFFINS**

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.