



**20 Bancroft Lane,**  
Soham, Ely, Cambs, CB7 5DG

**Guide Price £279,950**



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## **Soham**

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

## **Description**

Three bed semi-detached house, situated in this non-estate residential location on the northern outskirts of the town. The property has gas central heating, double glazing, single garage, workshop and conservatory and offers some scope for cosmetic improvement.

## **Entrance Hall**

Part double glazed entrance door. Stairs to first floor. Coved ceiling with light point. Fusebox.

## **Living Room** - 5m x 3.33m (16'5" x 10'11")

Double glazed window to the rear aspect. Double glazed door to the conservatory. Radiator. Coved ceiling with light point. TV Point. Telephone point. Central heating thermostat.

## **Kitchen/Diner** - 5m x 2.51m (16'5" x 8'3" widening to 11'1")

Range of units at base and wall level with work surfaces over. Stainless steel sink. 4-Ring gas hob. Hotpoint double oven with extractor canopy over. Tiled splash areas. Double glazed window to the front aspect. Coved ceiling with two light points. Spaces for fridge and freezer. Space and plumbing for automatic washing machine. Two radiators. Double glazed box bay window to the front aspect. Dado rail. Walk-in understairs storage cupboard. Wall mounted Vaillant gas fired boiler serving central heating and hot water. Boiler control panel.

## **Conservatory** - 4.06m x 3.56m (13'4" x 11'8")

Upvc and brick construction with a vaulted ceiling. Tiled floor. Double glazed doors to the rear garden.

## Landing

Radiator. access to a boarded loft space. Coved ceiling with light point. Over stairs airing cupboard with hot water tank and shelving.

## Bedroom 1 - 5m x 2.54m (16'5" x 8'4")

Double glazed window to the side aspect and two double glazed windows to the front aspect. Radiator. Ceiling light point.

## Bedroom 2 - 2.72m x 2.41m (8'11" x 7'11")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

## Bedroom 3 - 2.41m x 2.18m (7'11" x 7'2")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

## Bathroom - 1.78m x 1.68m (5'10" x 5'6")

Double glazed window to the side aspect. Low level WC. Panelled bath with mixer tap, shower attachment and screen. Wash basin in vanity unit. Radiator. Fully tiled walls. Extractor fan. Coved ceiling with light point.

## Outside

Rear garden has a large paved area and area of lawn and is enclosed with timber fencing. Raised flower beds. Personal gate from front driveway. Outside light. Timber workshop with light to side of a detached garage.

The frontage has a driveway leading to the detached garage. Gas and electric meter cupboard. Canopy over entrance door.

## Property Information

Local Council is East Cambridgeshire District Council

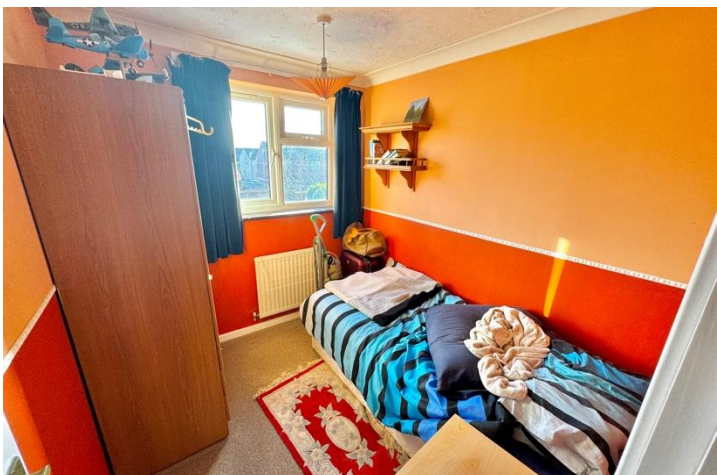
Council Tax Band is B.

The property is Freehold.

We are not aware of any restrictive covenants, wayleaves, easements or rights of way.

All main services are connected.

Estimated Broadband speeds are Standard 13 mbps, Superfast 65 mbps, Ultrafast 1000 mbps.





## Floor Plan

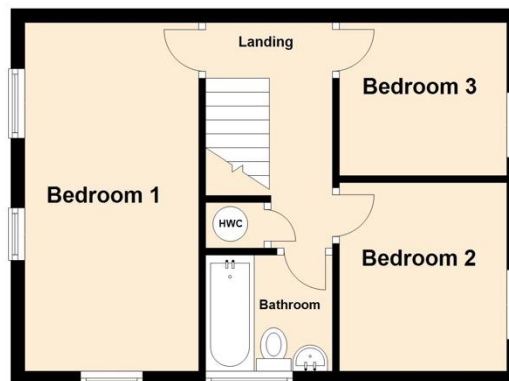
### Ground Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



### First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



### Energy Efficiency Graph

AWAITING  
EPC

## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.