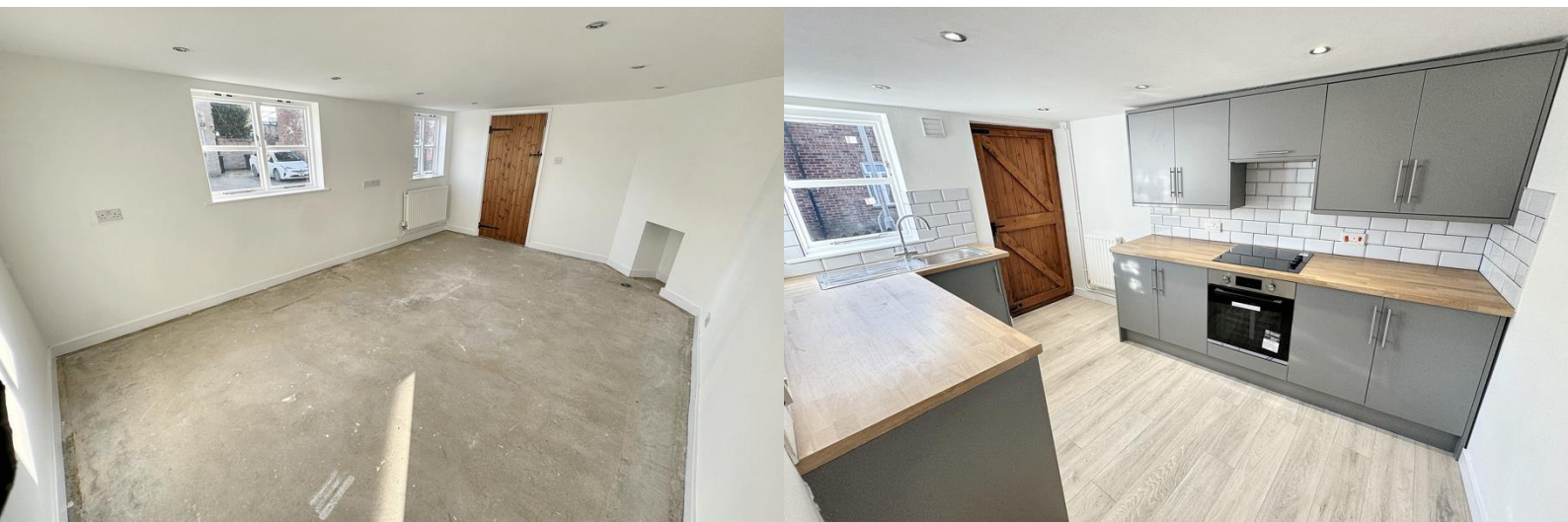




**5b White Hart Lane,**  
Soham, Ely, Cambs, CB7 5JQ

**Guide Price £239,950**





# 5b White Hart Lane

Soham, Ely, Cambs, CB7 5JQ

**Guide price £239,950**



## 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

This end of terrace period mews cottage, has been improved by its present owners and offers a great first purchase or investment property. It benefits from gas central heating, double glazing, WC, refitted kitchen, off road parking, good size lounge and bedrooms and is ideally located just a few yards from the High Street shopping area. NO ONWARD CHAIN.

**Entrance Hall** - 4.39m x 3.66m (14'5" max x 12'0")

Entrance door with double glazed window to front aspect. Cupboard housing 'Glow Worm' gas fired boiler serving heating and hot water, with open shelving under. Cupboard housing fuse box and electric meter. Central staircase to the first floor. Under stairs storage cupboard. Central heating thermostat. Radiator. Ceiling light point and spotlight.

**WC** - 2.24m x 0.89m (7'4" x 2'11")

Double glazed window to the front aspect. Low level WC. Wash basin with cupboard under and mixer tap. Radiator. Ceiling light point.

**Living Room** - 5.44m x 3.63m (17'10" x 11'11")

Two double glazed windows to the front aspect. Radiator. TV point. Spotlights.

**Kitchen** - 3.66m x 2.67m (12'0" x 8'9")

Refitted with a range of units at base and wall level with work surfaces over. Tiled splash areas. Stainless-steel sink with mixer tap. Double glazed window to front aspect. Door to front garden. Integrated dishwasher. Single electric oven. 4-ring electric hob with extractor over. Spotlights.

## Landing

Double glazed Velux window to the front aspect. Two ceiling light points.

## Bedroom 1 - 5.44m x 3.66m (17'10" x 12'0")

Double glazed window and Velux to the front aspect. TV Point. Radiator. Ceiling light point.

## Bedroom 2 - 3.86m x 3.68m (12'8" x 12'1")

Double glazed window and Velux to the front aspect. TV Point. Radiator. Ceiling light point.

## Shower Room - 3.2m x 1.42m (10'6" x 4'8")

Shower cubicle. Wash basin with cupboards under. Low level WC. Heated towel rail. Extractor. Ceiling light point.

## Outside

The frontage has an area which is laid to gravel providing off road parking. Gas meter cupboard. Two outside lights. Outside tap.

## Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is B

The property is Freehold with title reference CB192592

We are not aware of any Wayleaves, Easements or Rights of Way

The property is in the Conservation area and has a low flood risk

Estimated Broadband speeds are Standard 18 mbps, Superfast 80mbps and Ultrafast 100mbps.

NO ONWARD CHAIN







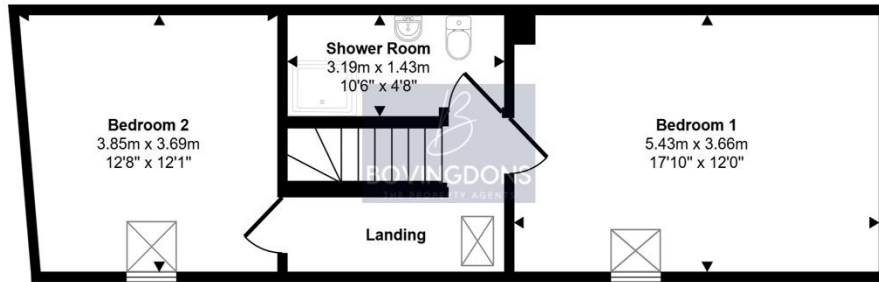
## Floor Plan



### Ground Floor

Approx 46 sq m / 493 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### First Floor

Approx 47 sq m / 501 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Viewing

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

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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 firms' employment has the authority to make or give any representation or warranty in respect of the property.