



10 White Hart Lane

Soham, Ely, Cambs, CB7 5JQ

Guide Price £350,000



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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. Sohams 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 Sohams Village College. Sohams train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

Well-presented modern Townhouse, located in a small courtyard just off the High Street. The property benefits from 4 bedrooms, 2 ensuite's, cloakroom, gas central heating, double glazing, open plan living, private garden and allocated parking. All fitted shutters and blinds will remain. Viewing is recommended.

Hallway

Part double glazed entrance door. Stairs to first floor. Double doors to cloaks cupboard with hanging rail and fuse box. Two ceiling light points. Mains wired fire alarm. Radiator. Central heating thermostat. Part glazed door to Living Room.

WC - 2.01m x 0.81m (6'7" x 2'8")

Low level WC. Corner wash basin with mixer tap and cupboard under. Radiator. Extractor. Ceiling light point.

Living Room - 6.35m x 3.05m (20'10" x 10'0")

Double glazed sash bay window to the front aspect. Two radiators. Two ceiling light points. Telephone point. Opening to the Kitchen. Fitted shutters as seen.

Kitchen/Diner - 5.11m x 2.92m (16'9" x 9'7")

Range of units at base and wall level with wooden work surfaces over. Single bowl sink with mixer tap. Double glazed sash window to the rear aspect. Single electric oven. Electric 4-ring hob with extractor over. Integrated dishwasher. Integrated fridge/freezer. Space and plumbing for automatic washing machine. Tiled splash areas. Mains wired fire alarm. Spotlights. Radiator. Double glazed patio doors to the rear garden. Ceiling light point. Fitted shutters as seen.



Landing

Stairs to second floor. Airing cupboard with hot water tank. Mains wired fire alarm. Ceiling light point.

Bedroom 2 - 4.14m x 2.69m (13'7" x 8'10")

Double glazed sash window to the rear aspect. Radiator. Ceiling light point. Door to:

Ensuite - 2.36m x 1.17m (7'9" x 3'10")

Corner curved shower cubicle. Low level WC. Pedestal wash basin. Tiled splash areas. Double glazed sash window to the side aspect. Heated towel rail. Spotlights. Extractor fan.

Bedroom 3 - 2.97m x 2.62m (9'9" x 8'7")

Double glazed sash window to the front aspect. Radiator. Ceiling light point.

Bedroom 4 - 2.41m x 2.24m (7'11" x 7'4" inc. wardrobes.)

Double glazed window to the rear aspect. Radiator. Ceiling light point. Range of built-in wardrobes to one wall.

Landing 2

Velux double glazed window to the rear aspect. Ceiling light point. Built-in storage cupboards. Door to:

Bedroom 1 - 5.59m x 3.96m (18'4" x 13'0"max)

Double glazed Velux window and double-glazed window to the rear aspect. Radiator. Ceiling light point. Door to:

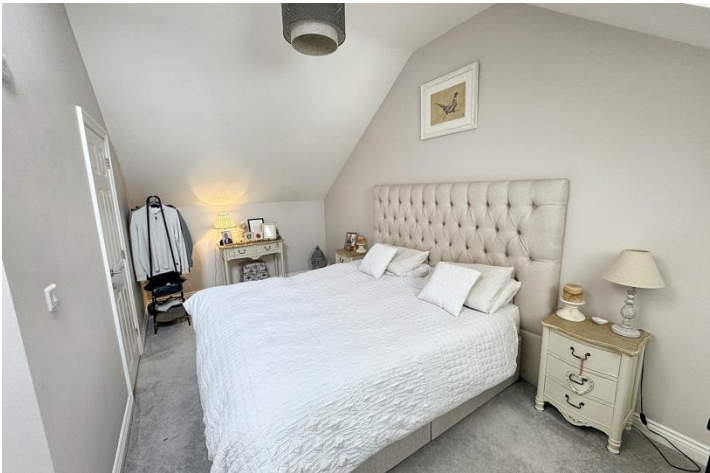
Ensuite - 3.2m x 1.14m (10'6" x 3'9")

Double shower cubicle. Pedestal wash basin with mixer tap. Low level WC. Tiled splash areas. Double glazed Velux window to the front aspect. heated towel rail. Extractor fan. Spotlight.

Outside

The frontage is laid to block paving in parking courtyard behind high brick walling and has allocated parking spaces. Gas meter cupboard. Arch entrance to entrance doorway. Access through personal timber gate to the side of the house leading to the rear garden.

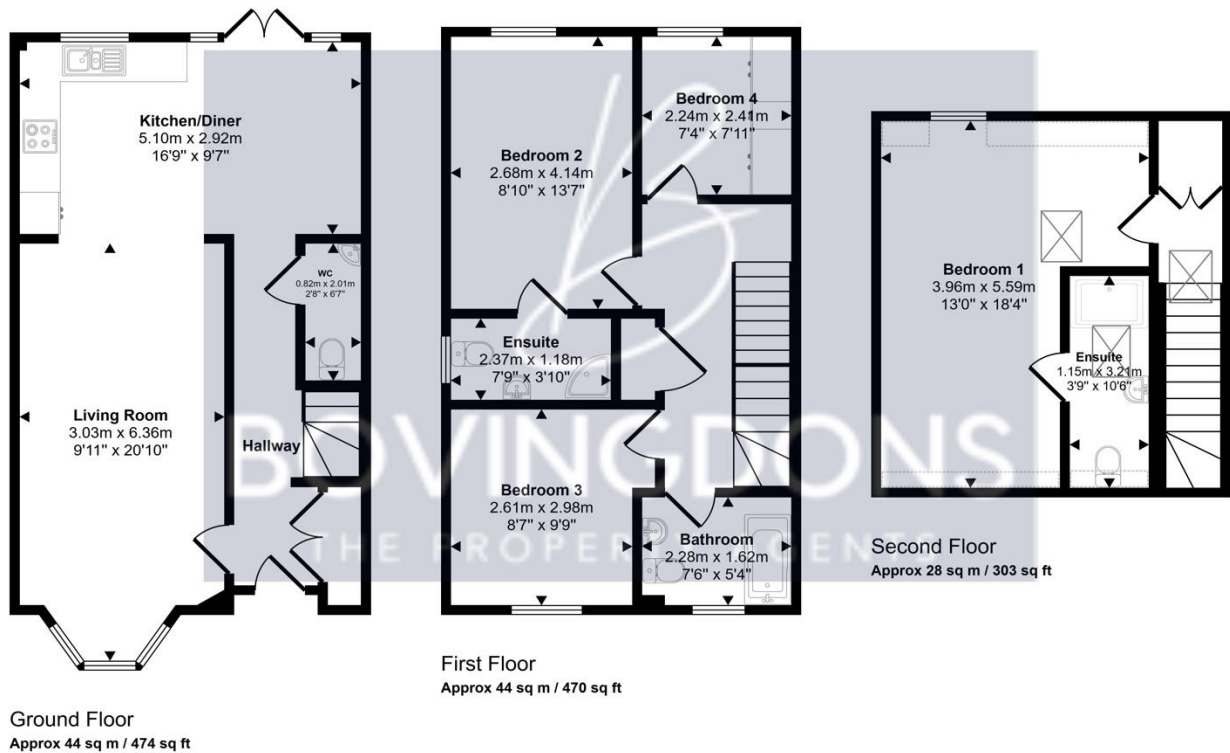
The rear garden is fully paved and has timber fencing and low brick wall to the boundaries. Outside water tap and outside lighting with steps up to the kitchen/diner.





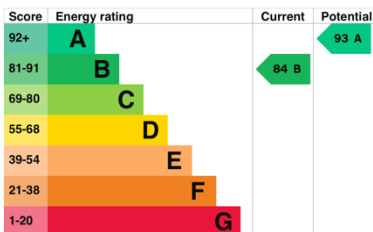
Floor Plan

Approx Gross Internal Area
116 sq m / 1247 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.

Energy Efficiency Graph



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.

Property Information.

Local Council is East Cambridgeshire District Council
Council Tax Band is C

The property is Freehold with Title Number CB446980

Restrictions apply as it lies within the Conservation

Area, but we are not aware of any Wayleaves, Easements or Rights of Way.

Flood Risk is low.

Estimated broadband Speeds are: Standard 18mbps, Superfast 80mbps & Ultrafast 1000mbps.

All fitted blinds/shutters will remain.

