



36 Brook Street

Soham, Ely, Cambs, CB7 5AD

Guide Price £274,950



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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

Mature 3 bed semi detached house with a large rear garden with timber buildings, cloakroom, gas central heating, double glazing and two reception rooms, located in this popular residential street. The property is presented in good decorative order and offers an ideal first-time purchase.

Hall

Part glazed entrance door. Double glazed window to the side aspect. Radiator. Fusebox and electric meter. Ceiling light point. Understairs storage cupboard with gas fired boiler serving central heating and hot water. Door to Dining Room. Door to Living Room

Living Room - 3.81m x 3.78m (12'6" x 12'5")

Double glazed window to the front aspect. Picture rail. Radiator. Electric coal effect fire with fire surround. Ceiling light point. Door to:

Dining Room - 3.81m x 3.96m (12'6" x 13'0")

Double glazed window to the rear aspect. Door from hall. Glazed door leading to stairs to the first floor. Picture rail. Radiator. Ceiling light point. Glazed door to:

Kitchen - 3.73m x 1.75m (12'3" x 5'9")

Range of units at base and wall level with work surfaces over. Stainless steel sink with mixer tap. Double glazed window to the side aspect. 4-Ring electric hob with Bosch single electric oven under. Space for upright fridge/freezer. Radiator. Tiled floor. Spaces and plumbing for automatic washing machine and dishwasher. Glazed door to the rear lobby.

Lobby - 1.17m x 0.81m (3'10" x 2'8")

Ceiling light point. Double glazed door to the rear garden. Door to:

WC - 1.19m x 0.84m (3'11" x 2'9")

Double glazed window to the rear aspect. Radiator, Low level WC. Wash basin. Tiled floor and splash areas. Ceiling light point.

Landing

Double glazed window to the side aspect. Access to loft space. Ceiling light point.

Bedroom 1 - 3.78m x 2.82m (12'5" x 9'3")

Double glazed window to the rear aspect.
Radiator. Picture rail. Ceiling light point.

Bedroom 2 - 3.76m x 2.82m (12'4" Max x 9'3")

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

Bedroom 3 - 2.77m x 2.06m (9'1" x 6'9")

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

Bathroom - 3.84m x 2.01m (12'7"max x 6'7"max)

Panelled bath with mixer tap & shower attachment. Low level WC. Pedestal wash basin. Tiled splash areas. Radiator. Extractor fan.

Outside

The frontage has low hedging to front boundary, iron gate to path to the entrance door. There is a passage to the side leading to a personal gate into the rear garden.

The large rear garden is laid mainly to lawn and has timber fencing to all boundaries. There are three timber sheds and a timber summerhouse, block paved patio and outside water tap.

Property Information.

Local Council Is East Cambridgeshire District Council. - Council Tax Band is B

The property is Freehold with Title CB194031.

There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Flood Risk is Low.

Estimated Broadband Speeds are:

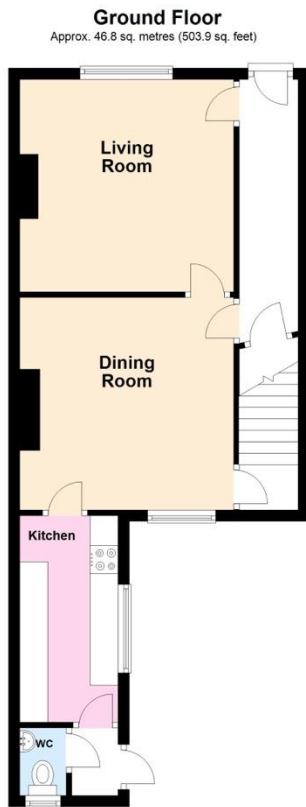
Standard 15 mbps, Superfast 46 Mbps and

Ultrafast 1000 mbps.





Floor Plan



Total area: approx. 84.8 sq. metres (912.7 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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

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