

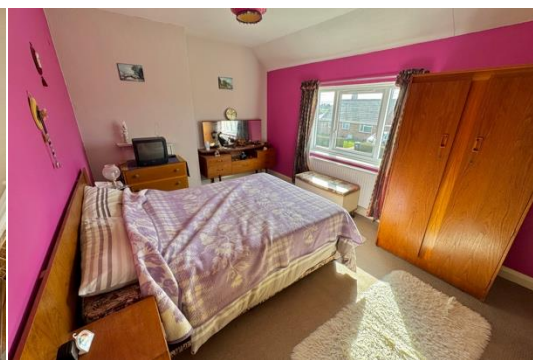


**75 Orchard Row**  
Soham, Ely, Cambs, CB7 5AY  
**Guide Price £170,000**



### Description

In need of cosmetic repair & refurbishment, this 3- bed mid terrace property benefits from gas central heating, double glazing and a large rear garden. Ideal investment potential or first-time purchase. No onward chain.



## 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.

**Lobby** - 1.27m x 0.99m (4'2" x 3'3")

Stairs to first floor. Radiator. Part glazed entrance door. Ceiling light point. Door to:

**Living Room** - 4.6m x 3.48m (13'8" x 11'5")

Double glazed window to the front aspect. Radiator. Telephone point. Coved ceiling with light point. Feature open fireplace with brick surround, wooden mantel and tiled hearth. Cupboard in display recess to side. Understairs storage cupboard. Door to:

**Kitchen** - 4.37m x 2.41m (14'4" x 7'11")

Double glazed window to the rear aspect. Stainless steel sink with cupboard under. Radiator. Space for cooker. Glazed door to the rear lobby. Door to larder. Fluorescent strip light.

**Pantry** - 2.41m x 1.02m (7'11" x 3'4")

Double glazed window to the rear aspect. Fusebox and electric meter. Shelving.

## Rear Lobby

Part double-glazed door to the rear garden. Radiator. Coved ceiling with light point. Access to roof space. Door to:

**Bathroom** - 1.96m x 1.65m (6'5" x 5'5")

Double glazed window to the rear aspect. Panelled bath with mixer tap and shower attachment. Wall Hung wash basin. Low level WC. Radiator. Fully tiled walls. Coved ceiling with light point.

## Landing

Access to loft space. Ceiling light point.

**Bedroom 1** - 4.67m x 2.79m (15'4" x 9'2")

Double glazed window to the front aspect. Radiator. Ceiling light point. Built-in storage cupboard over the stairs.

**Bedroom 2** - 3.15m x 2.87m (10'4" x 9'5")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Wall mounted Vaillant gas fired boiler serving central heating and hot water. Cupboard housing hot water tank with shelving to corner.

**Bedroom 3** - 2.57m x 2.26m (8'5" x 7'5")

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

## Outside

The front garden is laid to lawn with hedging to both sides (can be used for parking for 2 vehicles). Gas meter cupboard and canopy over the entrance door. The large rear garden has outside power point, block storage shed, and further storage shed. The garden is laid to lawn and has hedging to sides and small trees to the rear.

## Property Information.

Local Council is East Cambridgeshire District Council

Council Tax band is B

The property is Freehold with Title number CB158731

Flood risk is low.

The seller is not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Estimated Broadband Speeds are: Standard 12 mbps, Superfast 39 mbps & Ultrafast 1800 mbps.



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.

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## Floor Plans



Total area: approx. 71.9 sq. metres (773.4 sq. feet)



## Energy Efficiency Graph

