



## 5 St Andrews House

St Andrews Park, Soham, Cambs, Cb7 5GY

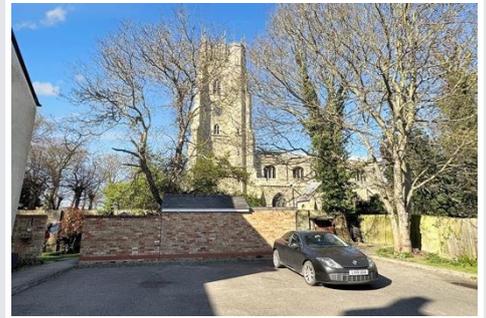
**Guide Price £285,000**



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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.

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

Delightful 2 bed mid terraced cottage, located in one of Soham's most sought-after areas, adjacent the High Street and overlooking the Church. The Grade 2 listed property benefits from gas central heating, no onward chain and communal gardens and parking. The accommodation comprises, Lobby, Hall, WC, open plan Living/kitchen, two bedrooms and bathroom. Viewing is recommended

**Entrance Lobby** - 2.03m x 1.55m (6'8" x 5'1")  
Part glazed entrance door. Flagstone floor. Storage cupboard with seating above. Cupboards housing electric meter and fuse box. Ceiling light point.. Part glazed door to:

## Inner Hall

Stairs to first floor. Radiator. Central heating thermostat. Ceiling light point. Door to Living Room.

**WC** - 2.08m x 0.81m (6'10" x 2'8")

Low level WC. Victorian style washstand with bowl and brass tap. Tiled splash areas and tiled floor. Ceiling light point.

**Living Room** - 5.08m x 3.78m (16'8" x 12'5")

Radiator. Two ceiling light points. Exposed wood flooring. Large Multi-paned window to the rear aspect. French doors to the rear.

Opening to :

**Kitchen Area** - 2.82m x 2.21m (9'3" x 7'3")

Refitted with base level units with wood services over and tiled splash areas. Integrated fridge. Integrated freezer. Integrated slimline dishwasher. Integrated automatic washing machine. Single electric oven with 4 ring electric hob over. Multi-paned sash window to the front aspect. Cupboard with Veissman gas fired boiler serving central heating and hot water.

## Landing

Ceiling light point.

## Bedroom 1 - 3.84m x 3.78m (12'7" x 12'5")

Multi-paned sash window to the rear aspect. Radiator. Ceiling light point. Built-in wardrobes either side of the bed with hanging rail and shelving and cupboards over.

## Bedroom 2 - 4.04m x 2.24m (13'3" x 7'4")

Multi-paned sash window to the front aspect. with views of the church. Radiator. Ceiling light point.

## Bathroom - 2.74m x 1.73m (9'0" x 5'8")

Panelled bath with mixer tap and shower attachment over. Low level WC. Pedestal wash basin. Heated towel rail. Tiled splash areas. Extractor fan. Wood flooring. Ceiling light point. Shaver socket and light.



## Outside

Located in a small cul-de-sac comprising 4 modern detached homes and the main Victorian house which has been converted into spacious apartments and 4 terraced homes, this 2-bed mid terraced cottage benefits from communal gardens and parking. Each of the properties in the main residence has an area allocated for their garden use and number 5 has a small courtyard area to the rear and an area of garden to the front which overlooks the Church. The property also has a cellar which is currently accessed via the neighbouring property.

## Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is B

The property is Leasehold with 978 years remaining and with Title CB295280

The property is in a Conservation Area with a very low flood risk rating.

Covenants apply, but the seller is not aware of any Easements, Wayleaves or Rights of Way.

Estimated Broadband Speeds are Standard 19mbps, Superfast 80 Mbps & Ultrafast 1800mbps.

Cellar access from the house can be re-opened as it's currently now used by the WC.





Approx Gross Internal Area  
82 sq m / 881 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



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.