



154 Paddock Street

Soham, Ely, Cambs, CB7 5JA

Guide Price £399,950



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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

Excellent opportunity to acquire a unique property that benefits from a waterside parcel of land of approximately 1.7 acres (stms). The house has 3 bedrooms and WC on the first floor and a living room, dining room, kitchen, snug and bathroom on the ground floor. Further benefits include an integral garage, brick storage sheds and timber garden store, gas central heating, double glazing and private gardens..

Entrance Hall - 1.91m x 1.88m (6'3" x 6'2")

Coved ceiling with light point. Radiator. Double glazed window and door to the rear garden. Part glazed door to the Dining Room & part glazed door to the Kitchen.

Living Room - 6.76m x 3.35m (22'2" x 11'0")

Two double glazed windows to the rear aspect. Exposed wood flooring. TV display recess and shelving. Understairs storage cupboard. Wall light point. Door and step up into Snug. Door to staircase to the first floor.

Snug - 2.39m x 2.16m (7'10" x 7'1")

Double glazed window to the rear aspect. Double glazed door to the rear garden. Radiator. Spotlights.

Dining Room - 3.81m x 3.28m (12'6" x 10'9")

Radiator. Built-in storage/utility cupboard with space and plumbing for automatic washing machine and tumble dryer. Double glazed window to the rear aspect. Exposed wood floor. Dimmer switch. Coved ceiling with light point.

Kitchen - 3.05m x 2.39m (10'0" x 7'10")

Range of units at base and wall level with work surfaces over. One and a half bowl sink with mixer tap. Double glazed window to the front aspect. Space for cooker. Ceiling light point. 'Vokera' gas fired boiler serving central heating and hot water. Tiled splash areas. Dado rail. Door to Bathroom. Door to Living Room.

Bathroom - 2.49m x 2.39m (8'2" x 7'10")

Small lobby with circular window to the front aspect and door to main bathroom. Panelled bath with screen and a Triton shower over. Pedestal wash basin. WC. Dado rail. Double glazed window to the front aspect. Tiled splash areas. Radiator. Ceiling light point.

Landing - 3.2m x 2.49m (10'6" x 8'2")

Spacious landing with two double glazed windows to the rear aspect. Two radiators. Wood flooring. Two double wardrobes. Door to WC.

WC - 1.63m x 0.71m (5'4" x 2'4")

Low level EWC. Wash basin in vanity unit with cupboards under. Dado rail. Tiled splash areas. Extractor. Spotlight.

Bedroom 1 - 3.4m x 3.05m (11'2" x 10'0")

Double glazed window to the rear aspect. Dado rail. Radiator. Wall light point. Wardrobe and cupboards to one wall

**Bedroom 2** - 3.48m x 3.18m (11'5" x 10'5")

Double glazed window to the front aspect. Radiator. Dado rail. Wall light point. Built-in wardrobe and cupboards.

Bedroom 3 - 2.64m x 2.44m (8'8" x 8'0")

Double glazed window to the rear aspect. Radiator. Wall light point. Dado rail. Access to loft space. Built-in double wardrobe.

Outside

Landscaped rear garden, laid mainly to lawn. Brick workshop of approximately 12'10" x 6'6" and another store for garden equipment approximately 5'5" x 3'2". Timber garden shed. Patio area with block walling to boundary. Area with flowers and shrubs. Further brick storage/workshop.

To the front, there is an Integral garage with power, light and up 'n' over door, measuring approximately 19'0" x 11'0" and door to the rear garden.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is B

The property is Freehold with title number CB410056

All main's services are connected.

Flood risk is very low.

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

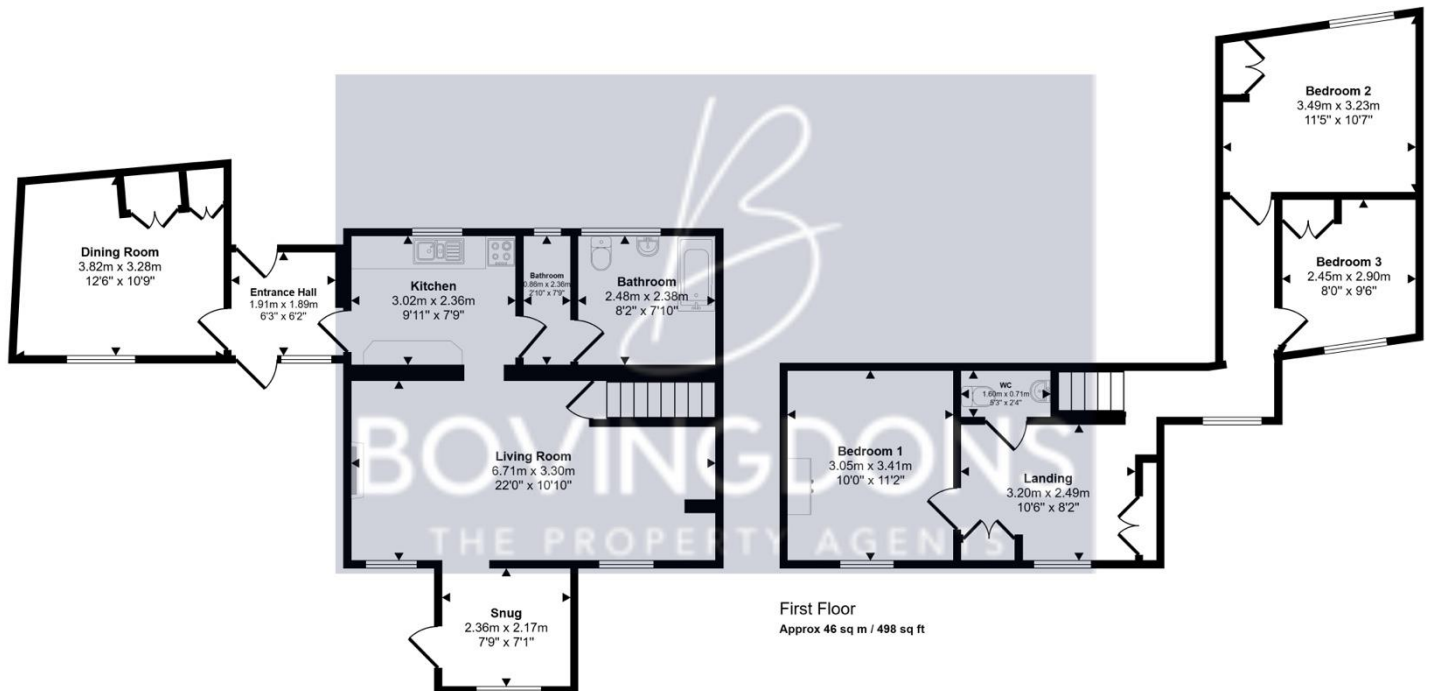
Estimated broadband speeds are Standard 19mbps, Superfast 80mbps & Ultrafast 1800mbps.





Floor Plan

Approx Gross Internal Area
108 sq m / 1167 sq ft



Ground Floor
Approx 62 sq m / 669 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Viewing

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

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