



## 24 Brook Dam Lane

Soham, Ely, Cambs, CB7 5HZ

**Guide Price £135,000**



Situated only a minute's walk from the High Street shops, this 1-bedroom flat has its own entrance, private garden and communal parking area to the rear. The flat also has electric heating and double glazing and No Onward Chain. Ideal first time or investment purchase.





## 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 highly-rated 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

Part double glazed Upvc entrance door. Ceiling light point. Door to:

## Living Room - 4.95m x 3.96m (16'3" x 13'0")

Dimplex storage heater and Dimplex electric radiator. TV and telephone points. Two double glazed windows to the front aspect. Dimmer switch. Door to Inner Hall. Arch to:

## Kitchen Area - 2.79m x 1.7m (9'2" x 5'7")

Units at base and wall level with work surfaces over. Single bowl sink with mixer tap. 4-Ring electric hob with extractor hood over and integrated electric oven below. Space and plumbing for automatic washing machine. Space for upright fridge/freezer. Tiled splash area. Fusebox.

## Inner Hall - 2.77m x 1.02m (9'1" x 3'4")

Electric radiator. Ceiling light point. Built-in storage cupboard with shelving. airing cupboard with hot water tank.

## Bedroom - 3.48m x 2.79m (11'5" x 9'2")

Electric heater. TV point. Ceiling light point. Double glazed window and door to the rear garden.

## Bathroom

Panelled bath with Triton electric shower over. Low level WC. Pedestal wash basin. Tiled splash areas. Heated towel rail. Shaver socket. Extractor fan. Ceiling light point.

## Outside

The frontage is onto Brook Dam Lane with a driveway leading to the communal parking area to the rear.

A particular benefit of the flat is its private rear garden which is enclosed with mature conifer and shrub hedging, cobbled area and a personal timber gate to the communal parking area.

## Property Information

Local Council is East Cambridgeshire District Council

Council Tax Band is A

Property is leasehold with 91 years remaining (Ends 01/01/2117) Service charge is approximately £1800 per annum. Ground Rent is £50 per annum.

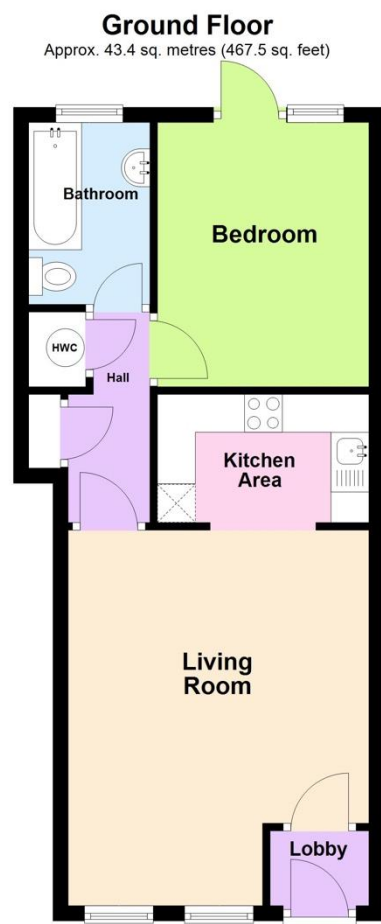
Title number is CB150864

Flood Risk is very low.

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

Estimated Broadband Speeds are Standard 18mbps, Superfast 80mbps and Ultrafast 1800mbps.

**NO ONWARD CHAIN.**



Total area: approx. 43.4 sq. metres (467.5 sq. feet)



## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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