



7 Speed Lane

Soham, Ely, Cambs, CB7 5BT

Guide Price £210,000



Period end of terrace cottage offering 2 bedrooms, open plan lounge/diner, kitchen, bathroom, a good-sized driveway providing parking for 3-4 vehicles and a large rear garden. The cottage also benefits from gas central heating and double glazing and is located in a small cul-de-sac.



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.

Kitchen - 4.57m x 2.26m (15'0" x 7'5")
Part double glazed entrance door. Range of units at base and wall level with work surfaces over and with a stainless-steel sink with mixer tap. Integrated double oven with 4 burner gas hob over and stainless-steel extractor canopy above. Tiled splash areas and tiled floor. Spaces and plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Double glazed window to the side aspect. Opening to rear lobby.

Dining Area - 2.84m x 2.62m (9'4" x 8'7")
Double glazed window to the rear aspect. Radiator. Stairs to first floor. Understairs storage space. Ceiling light point.

Lounge Area - 3.63m x 2.84m (11'11" x 9'4")
Double glazed window to the front aspect. Feature Victorian style fire surround with solid fuel burner on a tiled hearth. Coved ceiling with light point. Radiator. TV point.

Lobby - 1.63m x 1.07m (5'4" x 3'6")
Tiled floor. Part double glazed door to the rear garden. Cupboard housing Baxi gas fired boiler serving central heating and hot water. Door to:

Bathroom - 2.26m x 1.68m (7'5" x 5'6")
Panelled bath with mixer tap and shower attachment. Wash basin in vanity unit with cupboards under. Low level WC. Heated towel rail. Fully tiled walls and floor.

Landing
Window to rear aspect. Ceiling light point. Doors to bedrooms.

Bedroom 1 - 3.63m x 2.84m (11'11" x 9'4")
Double glazed window to the front aspect. Radiator. Access to loft space. Ceiling light point.

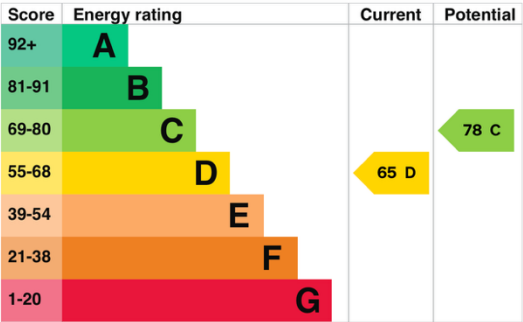
Bedroom 2 - 2.62m x 2.18m (8'7" x 7'2")
Double glazed window to the rear aspect. Radiator. Ceiling light point.

Outside
There is a driveway to the side of the property providing off road parking for 3-4 vehicles with a covered entrance door. There is a large rear garden, with concrete patio area, lawn area, mature trees/shrubs and a timber garden shed

Property Information.
Local Council is East Cambridgeshire District Council
Council Tax band is B
The property is Freehold with registered title CB260386
All mains' services are connected.
There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way, although The property is in the Soham conservation area.
Flood risk is very low.
Estimated broadband speeds are Standard 15mbps, Superfast 80mbps & Ultrafast 1800 mbps



Energy Efficiency Graph



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