



24 Pratt Street

Soham, Ely, Cambs, CB7 5BH

Guide Price £485,000



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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

First time on the market! - Built circa 1968, this spacious detached home is situated close to the town centre and has plenty of off-road parking, garage, large detached games room, outside WC, study, 4 double bedrooms, spacious lounge, walk-in storage room, bathroom, kitchen/breakfast room, dining room and good-sized gardens to front and rear. With scope for updating, this is a great family home with potential.

Entrance Hall - 3.43m x 2.92m (11'3" x 9'7")

Part double glazed UPVC Entrance door. Stairs to first floor. Understairs storage cupboard. Radiator. Two wall light points. Glazed door and side panels to the Inner Lobby. Door to:

Living Room - 7.09m x 4.11m (23'3" x 13'6")

Three double glazed windows to the front aspect. Coved ceiling with 2 ceiling light points. 4 Wall light points. Wood panelling to wall. 4 Radiators. Glazed door to hallway. Opening to:

Dining Room - 3.51m x 3.18m (11'6" x 10'5")

Double glazed window to the side aspect. Two wall light points. Radiator. Wood panelled wall. Door to kitchen. Door to:

Study - 3.25m x 2.18m (10'8" x 7'2")

Double glazed window to the rear aspect. Radiator. Telephone point. Coved ceiling with light point.

Kitchen/Breakfast Room - 5.23m x 3.76m (17'2" x 12'4")

Range of units at base and wall level with work surfaces incorporating a double bowl stainless-steel sink with mixer tap. Tiled splash areas. Double glazed window to the rear aspect. Coved ceiling with 2 light points. Wall light point. Freestanding Ete electric boiler serving heating and hot water. Space for cooker. Built-in storage cupboards with sliding doors and shelving. Door to Inner lobby. Built-in larder cupboard with sliding doors.

Inner Lobby - 1.8m x 1.75m (5'11" x 5'9")

Radiator. UPVC part double glazed door to the rear garden. Wall light point. Cupboard with hanging rail. Door to:

Utility Room - 2.82m x 1.47m (9'3" x 4'10")
Double glazed window to the rear aspect.
Butler sink. Space and plumbing for automatic washing machine and tumble dryer. Ceiling light point.

Landing

Double glazed window to the side aspect.
Radiator. Two ceiling light points. Airing cupboard with shelving.

Bedroom 1 - 5.64m x 3.58m (18'6" x 11'9")
Double glazed windows to the rear and side aspects. Radiator. Two wall light points.
Ceiling light point. Two built-in wardrobes with hanging rails. Wash basin with mixer tap.

Bedroom 2 - 4.52m x 3.35m (14'10" x 11'0")
Double glazed window to the rear aspect.
Three wall light points. Radiator. Built-in wardrobes.

Bedroom 3 - 3.91m x 3.68m (12'10" x 12'1")
Double glazed window to the front aspect.
Radiator. Two wall light points. Built-in double wardrobe with hanging rail.

Bedroom 4

Double glazed window to the front aspect.
Radiator. Built-in double wardrobe with sliding doors and hanging rails. Three wall light points.
Built-in storage cupboard.



Storage Room - 2.87m x 1.24m (9'5" x 4'1")
Ceiling light point.

Bathroom - 3.43m x 1.73m (11'3" x 5'8")
Double glazed window to the rear aspect.
Panelled bath. Low level WC. Pedestal wash basin.
Tiled splash areas. Shaver socket.
Shower cubicle. Ceiling light point.

Outside

The frontage of the property has a large tarmac driveway and a parking area which leads to the attached single garage. The garden sits behind a low brick wall and has an area of lawn with mature flower and shrub bedding. Pathways to both sides lead to the rear garden.

The large rear garden has concrete patio, areas of lawn and shingle and mature flower and shrub bedding. A personal door leads into the single garage and there is an outside WC. To the rear of the garden is a brick-built games room/office/garden room which has power and light and measures approximately 21'0 x 11'3".



Property Information

Local Council is East Cambridgeshire District Council. Council Tax Band is E.

The property is freehold. All main Utilities to the property are connected (Gas disconnected)

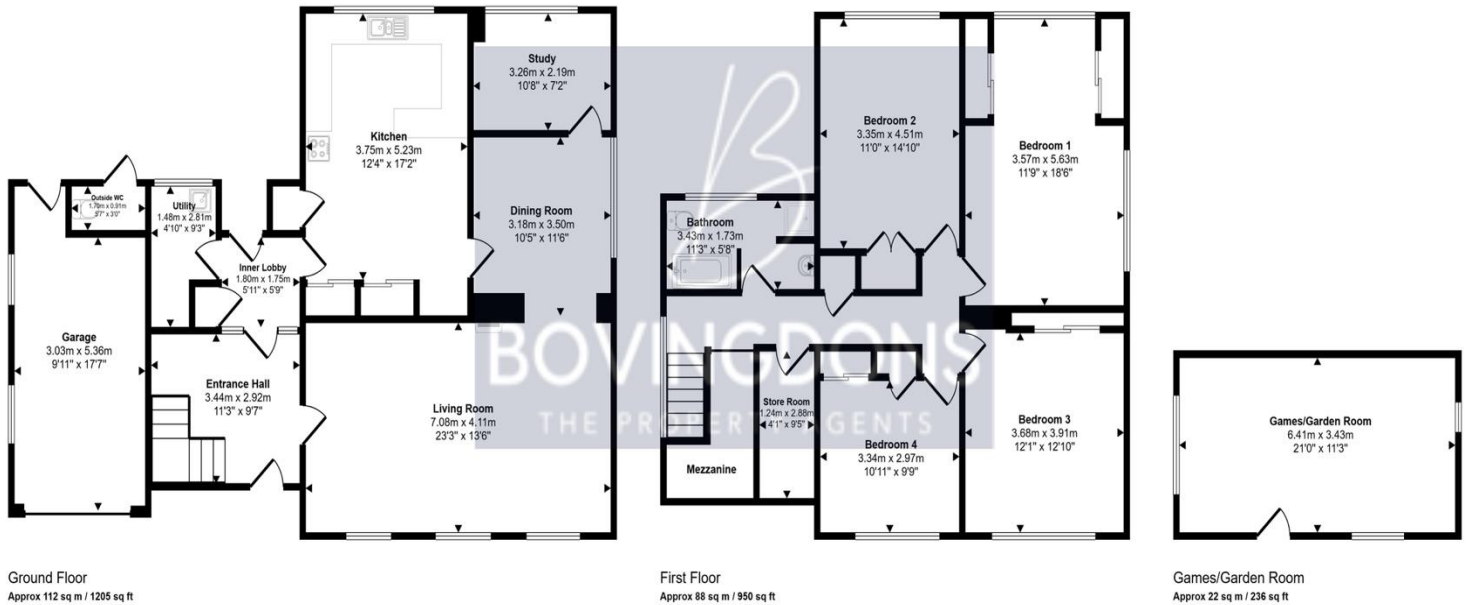
Flood risk is very low.

There are no restrictive Covenants, Wayleaves, Easements or Rights of Way, but the property is in the Soham Conservation area.

Estimated broadband speeds are Standard 16mbps, Superfast 80 mbps and Ultrafast 1800mbps.



Approx Gross Internal Area
222 sq m / 2391 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

EPC
COMMISSIONED

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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