



5 White Hart Lane,
Soham, Ely, Cambs, CB7 5JQ

Guide Price £230,000



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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

Well presented 2 bed Victorian cottage located in the town centre's conservation area with walled garden, gas central heating and double glazing. The property is Grade 2 listed and retains its character whilst also being ideally located for local facilities. Two large bedrooms, kitchen/breakfast, Utility, ground floor bathroom and good-sized living room. This is a great first time buy opportunity.

Living Room - 5.46m x 3.99m (17'11" x 13'1")

Good sized room with Multipaned entrance door, Two double glazed windows to the front aspect. Spotlights and Faux wood beams to ceiling. TV & Telephone points. Exposed brick to one wall. Cupboard with fuse box and electric meter. Door to stairs to the first floor. Opening to kitchen. (There is a cellarette which is closed off with access below the stairs).

Kitchen/Breakfast Room - 4.32m x 2.39m (14'2" x 7'10")

Fitted with units at base level incorporating a single bowl stainless steel sink with mixer tap and work surface over. Double glazed window to the front aspect. Tiled splash areas. Space and plumbing for automatic dishwasher. Integrated single electric oven with 4-burner gas hob over and stainless-steel extractor canopy above. Opening for fireplace with closed off chimney above. Door to Utility.

Utility Room - 1.32m x 0.99m (4'4" x 3'3")

Space and plumbing for automatic washing machine and shelving over. Ceiling light point. Door to bathroom.

Bathroom - 2.39m x 1.37m (7'10" x 4'6")

Fully tiled walls and with a white suite comprising tiled panelled bath with mixer tap and shower over, low level WC and wash basin in a vanity unit with mixer tap. Heated towel rail. Extractor and window to rear.

Landing

Window to the front aspect. Radiator. Three ceiling light points.

Bedroom 1 - 4.62m x 3.12m (15'2" x 10'3")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Bedroom 2 - 4.27m x 4.04m (14'0" x 13'3")

Double glazed window to the front aspect. Radiator. Ceiling light point. Closed off fireplace.

Outside

The property has a walled front garden with secure gate, area of artificial lawn and gas meter cupboard. (There is no rear garden).

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is A

The property is Freehold with registered title CB252737.

Flood risk is very low.

All main utilities are connected.

There are restrictions as the property is Grade 2 Listed and in Soham Conservation area, but there are no Wayleaves, Easements or Rights of Way.

Estimated Broadband speeds are Standard 17mbps, Superfast 212mbps & Ultrafast 1800mbps.



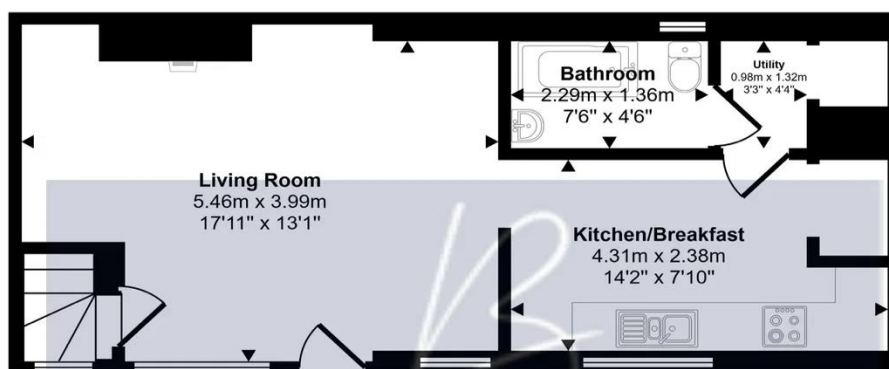


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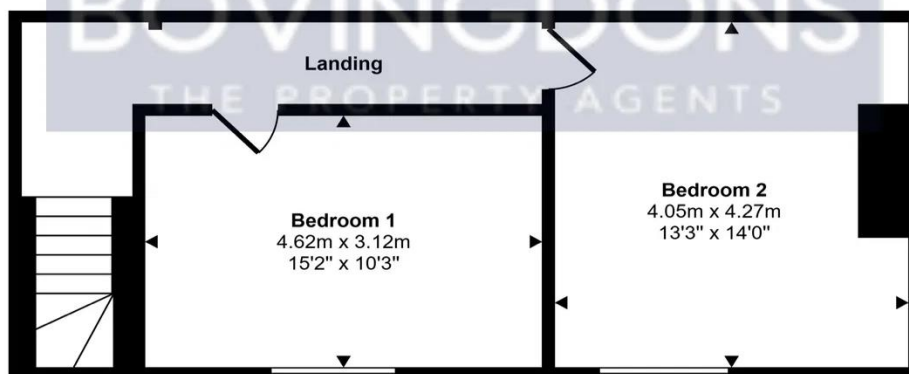


Floor Plan

Approx Gross Internal Area
86 sq m / 928 sq ft



Ground Floor
Approx 43 sq m / 458 sq ft



First Floor
Approx 44 sq m / 470 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.

Viewing

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.