



60 Brook Street

Soham, Ely, Cambs, CB7 5AD

Guide Price £285,000



60 Brook Street

Soham, Ely, Cambs CB7 5AD

Guide price £285,000



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

This semi-detached home is located in a non estate position and benefits from gas central heating and double glazing and accommodation with a WC, Living Room, Kitchen, Utility, Conservatory, 3 bedrooms, Ensuite, 2 Attic Rooms, private garden, single garage and driveway.

Hall

Stairs to first floor. Fuse Box. Radiator. Tiled floor. Coved ceiling with spotlights.

WC - 1.5m x 0.89m (4'11" x 2'11")

Low level WC. Wash basin. Radiator. Extractor fan. Coved ceiling with light point.

Living Room - 5.13m x 3.18m (16'10" x 10'5")

Double glazed windows to the front and side aspects. Radiator. Coved ceiling with two light points. Recess for wall mounted TV. Inset "Warme Firebox" electric flame effect fire.

Kitchen/Diner - 5.13m x 2.95m (16'10" x 9'8")

Range of units at base and wall level with roll top work surfaces over and incorporating a one and a half bowl stainless-steel sink and mixer tap. Tiled splash areas. Wall mounted Vaillant gas fired boiler serving central heating and hot water. Integrated Neff double ovens, 4-burner gas hob. Radiator. Double glazed windows to the side and rear aspect. Double glazed door to the conservatory. Coved ceiling with spotlights. Door to:

Utility Room - 1.93m x 1.45m (6'4" x 4'9")

Work surface with space and plumbing under for appliances such as washing machine, tumble dryer, dishwasher etc. Shelving to recess. Coved ceiling with fluorescent strip light. Tiled splash areas. Radiator.

Conservatory - 2.54m x 1.83m (8'4" x 6'0")

Upvc double glazed windows to side and rear with double glazed patio doors to the garden. Tiled floor. Wall light point.

Landing

Access to attic rooms via a drop down, foldaway ladder. Radiator. Built-in storage cupboard. Ceiling light point.

Bedroom 1 - 3.15m x 3.12m (10'4" x 10'3")

Double glazed window to the front aspect. Radiator. Built-in double wardrobe with hanging rail and shelving. Ceiling light point. Door to:

Ensuite - 1.65m x 1.42m (5'5" x 4'8")

Double glazed window to the front aspect. Radiator. Pedestal wash basin. Low level WC. Tiled splash areas. Shower cubicle.

Bedroom 2 - 3.2m x 2.67m (10'6" x 8'9")

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

Bedroom 3 - 2.36m x 2.18m (7'9" x 7'2")

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



Bathroom - 2.11m x 1.85m (6'11" x 6'1")

Double glazed window to the rear aspect. Pedestal wash basin. Low level WC. Panelled bath with mixer tap, shower screen and shower over. Tiled splash areas. Radiator. Tiled floor.

Attic Room 1 - 3.58m x 3.43m (11'9" x 11'3")

Two Velux double glazed skylight windows to the front aspect. Radiator. Ceiling light point. Walk-in double wardrobe with shelving and hanging rails. Eaves storage cupboard.

Attic Room 2 - 3.48m x 3.43m (11'5" x 11'3")

Velux double glazed skylight window to the front aspect. Radiator. Ceiling light point.

Outside

The property fronts the street with steps to the entrance door and a small area of shrub planting to the side.

The rear garden is fully enclosed with timber fencing and brick walling and is laid mainly to lawn with a paved patio and a path leading from the driveway to the rear door. There is a raised area of decking and flower/shrub beds and power points and water tap. To the rear of the garden is a driveway for 2 vehicles and a single garage with small timber shed to the side.

Property Information

Local Council Is East Cambridgeshire District Council - Council Tax Band is B

The property is Freehold with registered title CB238084

Flood risk is very low.

All main utility services are connected.

Restrictions apply but there are no Wayleaves, Easements or Rights of Way

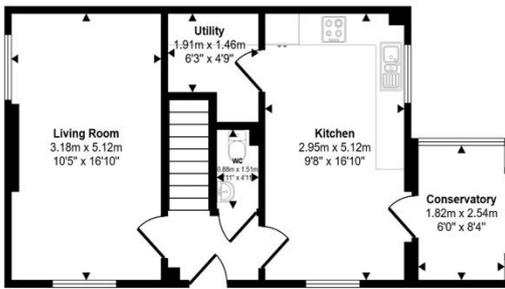
Estimated broadband speeds are Standard 16mbps, Superfast 66mbps & Ultrafast 100mbps





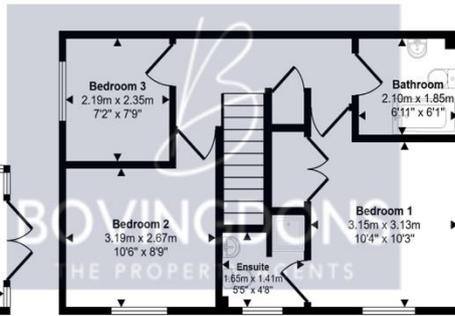
Floor Plan

Approx Gross Internal Area
125 sq m / 1343 sq ft

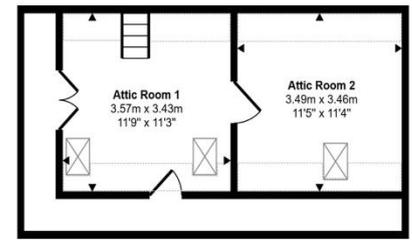


Ground Floor
Approx 48 sq m / 519 sq ft

Denotes head height below 1.5m



First Floor
Approx 43 sq m / 461 sq ft



Second Floor
Approx 34 sq m / 363 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.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.