



## 43 The Butts

Soham, Ely, Cambs, CB7 5AN

**Guide Price £300,000**



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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 highly-rated 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 charming detached mature home offers potential for improvement in the popular Soham area. This spacious three-bedroom property, built in 1902, provides a wonderful opportunity for those looking to create their ideal living space, with refurbishment offering a chance to add personal touches.

The Living Room is a comfortable space featuring a double-glazed window to the front and a characterful full-height brick fireplace with an inset log burner, perfect for cosy evenings. Adjacent to this, the Dining Room offers a separate area for entertaining, with a double-glazed window overlooking the front.

The Rear Lobby provides practical understairs storage and convenient access to the bathroom and kitchen and a possible study area, with double-glazed patio doors opening into the conservatory. The Kitchen features a double-glazed window to the rear, units at base and wall level with work surfaces, a single bowl sink with mixer tap, and space for a washing machine, fridge freezer, and freestanding cooker. The ground floor is completed by the well-appointed Bathroom, which includes a panelled bath with mixer tap, a low-level WC, and a curved shower cubicle, along with the Worcester gas-fired boiler.

A Conservatory provides an additional reception space, with double-glazed windows and patio doors opening to the garden.

Upstairs, the Landing, lit by a double-glazed window to the rear, provides access to the loft space and a large storage cupboard. The property boasts three comfortable double bedrooms. Bedroom 1 features a double-glazed window to the front, while Bedroom 2 also benefits from a double-glazed window to the front and an over stairs cupboard. Bedroom 3 overlooks the rear garden.

Outside, the frontage presents a low wall with a path leading to the entrance, flanked by flower and shrub bedding. A side gate provides access to the large rear garden, which, while requiring some attention, offers a fantastic outdoor space with a decked area, timber garden shed, and greenhouse, bounded by a mix of fencing and walling.



### Entrance

Part double glazed entrance door. Stairs to first floor.

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

Double glazed window to the front aspect. Radiator. Feature full height brick fireplace with inset log burner. Coved ceiling with light point.

### Dining Room - 3.96m x 3.61m (13'0" x 11'10")

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

### Rear Lobby - 3.18m x 2.11m (10'5" x 6'11")

Understairs storage cupboard. Double glazed patio doors to the conservatory. Coved ceiling with light point. Door to bathroom. Doorway to Kitchen.

### Kitchen - 3.18m x 3.02m (10'5" x 9'11")

Double glazed window to the rear aspect. Units at base and wall level with work surfaces over incorporating a single bowl sink with mixer tap. Space and plumbing for automatic washing machine. Space for fridge freezer. Space for free standing cooker with stainless steel extractor canopy above. Tiled splash areas. Radiator. Coved ceiling with light point.

### Bathroom - 3.18m x 2.74m (10'5" x 9'0")

Double glazed window to the rear aspect. Panelled bath and mixer tap. Low level WC. Curved shower cubicle to corner. Radiator. Extractor fan. Coved ceiling with light point. Cupboard housing Worcester gas fired boiler serving central heating and hot water.

### Conservatory - 2.95m x 2.84m (9'8" x 9'4")

Upvc construction with double glazed windows to three sides and double-glazed patio doors to the rear garden.

### Landing

Double glazed window to the rear aspect. Access to loft space. Large storage cupboard.

### Bedroom 1 - 3.96m x 3.61m (13'0" x 11'10")

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

### Bedroom 2 - 3.94m x 3.05m (12'11" x 10'0")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Over stairs cupboard.

### Bedroom 3 - 3.18m x 2.97m (10'5" x 9'9")

Double glazed window to the rear garden. Radiator. Ceiling light point.

### Outside

The frontage has a low wall with a path leading to the entrance door and flower/shrub bedding. There is a gate to the side leading to the rear garden with gas meter cupboard.

The rear garden is of a good size, requiring some work but has a decked area, timber garden shed and greenhouse and part fencing, part open walling to boundaries.

### Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is D.

The property is Freehold with registered title CB410200 Flood risk is very low

All main utilities are connected

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

Estimated broadband speeds are Standard 18mbps, Superfast 75mbps and Ultrafast 1800mbps.

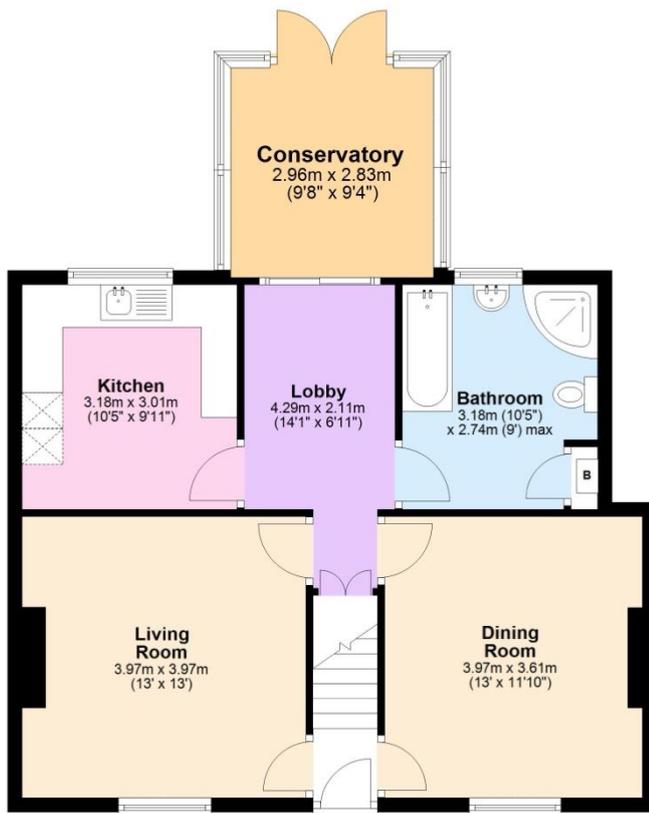




## Floor Plan

### Ground Floor

Approx. 69.5 sq. metres (748.2 sq. feet)



### First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 113.7 sq. metres (1224.2 sq. feet)

## 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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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