



## 1 Staploe Mews

High Street, Soham, Cambs , CB7 5JW

**Guide Price £210,000**



Nicely presented 2-bedroom Mews House in a small development on the Town's High Street, giving access to the shops and other facilities. The property has an allocated parking space, electric heating and double glazing, bathroom on the ground floor and shower room on the first floor. Having been used for short stay accommodation, there is no onward chain and is a great first-time purchase or investment property.



## 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/A11.

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 A1.



## Porch

Electric meter cupboard. Outside light. Part double glazed entrance door into open plan living.

## Living Area - 3.76m x 3.48m (12'4" x 11'5")

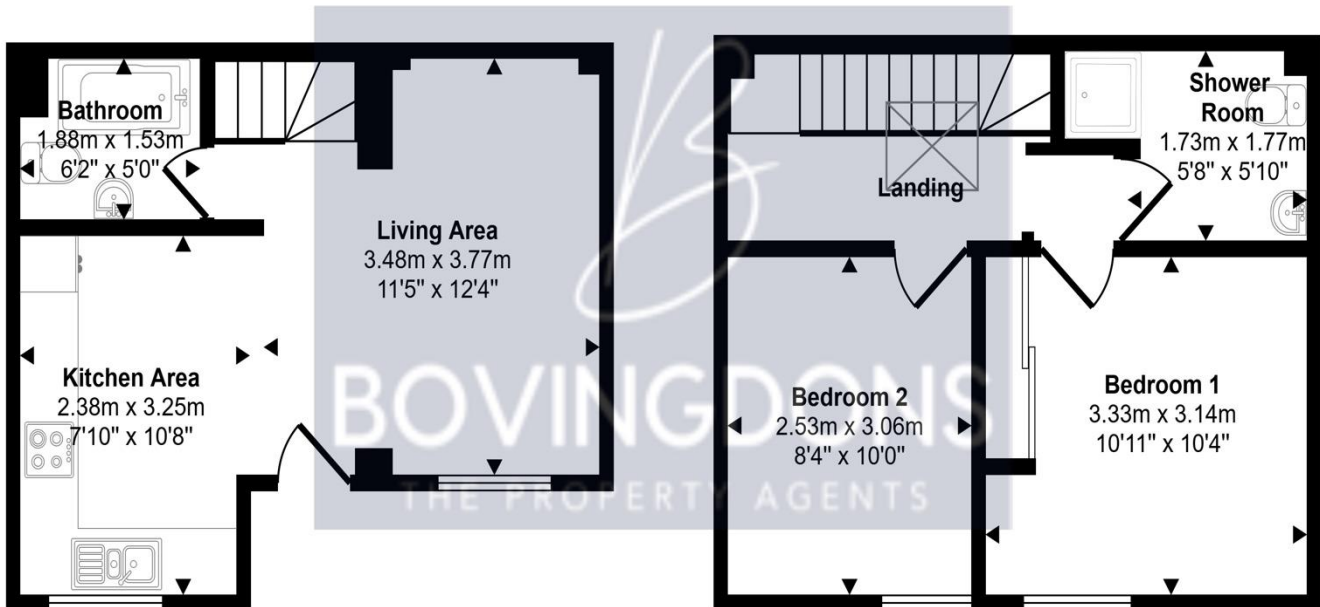
TV Point. Double glazed window to the front aspect. Stairs to first floor level. Coved ceiling with spotlights. Opening to:

## Kitchen Area - 3.25m x 2.39m (10'8" x 7'10")

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Double glazed window to the front aspect. Tiled splash areas. Space for automatic washing machine. Integrated single oven with 4 ring electric hob over and extractor above. Integrated fridge/freezer. Fuse Box. Electric radiator.



Approx Gross Internal Area  
55 sq m / 593 sq ft



## Ground Floor

Approx 25 sq m / 273 sq ft

## First Floor

Approx 30 sq m / 320 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.

**Bathroom** - 1.88m x 1.52m (6'2" x 5'0")

Panelled bath with mixer tap. Low level WC. Wash basin. Extractor. Dimplex wall heater. Ceiling light point.

**Landing**

Double glazed skylight window. Covered ceiling with two light points. Access to loft space. Electric radiator.

**Bedroom 1** - 3.33m x 3.15m (10'11" x 10'4")

Double glazed box window to the front aspect. Electric radiator. Coved ceiling with light point.

**Bedroom 2** - 3.05m x 2.54m (10'0" x 8'4")

Double glazed box window to the front aspect. Electric radiator. Coved ceiling with light point.

**Shower Room** - 1.78m x 1.73m (5'10" x 5'8")

Shower cubicle. Low level WC. Wash basin. Heated towel rail. Coved ceiling with spotlights. Tiled splash areas.

**Outside**

The property sits in a small courtyard of mews properties and flats with a concreted vehicle access way from the High Street and an allocated parking space. There are no gardens to the front or rear.

**Property Information.**

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

The property is freehold with registered title CB135396

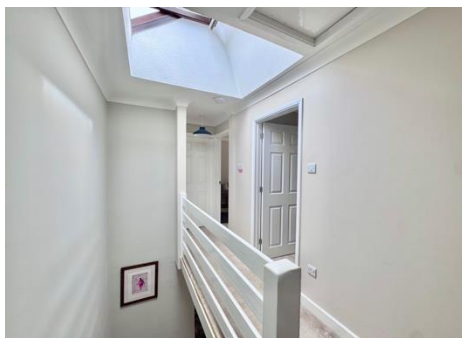
Flood risk is very low.

The property sits in Soham Conservation area.

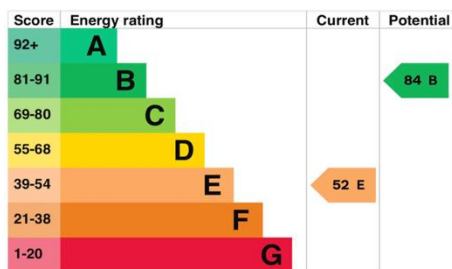
All main's services except gas are connected to the property.

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

Estimated Broadband speeds are Standard 18mbps, Superfast 75mbps & Ultrafast 1800mbps.



**Energy Efficiency Graph**



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