



67 Brewhouse Lane,

Soham, Ely, Cambs, CB7 5JD

Guide Price £235,000



Description

This 3-bedroom semi detached property requires updating and cosmetic improvement but has No Onward Chain and has a good-sized garden, part double glazing, gas central heating and single garage. Located in the corner of a cul-de-sac only a stones throw from the medical centre and a short walk of the town centre, this is a great refurb opportunity.



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. 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/M11.

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Hallway

Part double glazed entrance door. Radiator. Ceiling light point. Telephone point. Stairs to first floor.

Lounge Diner - 5.44m x 3.61m (17'10" x 11'10")

Window to the rear aspect. TV Point. Gas fire on a tiled hearth with brick surround. Central heating thermostat. Radiator. Glazed door and window into the conservatory.

Kitchen - 3.56m x 2.06m (11'8" x 6'9")

Units at base and wall level with work surfaces. Space for cooker. Stainless steel sink with mixer tap. Double glazed window to the front aspect. Tiled splash areas, Space and plumbing for automatic washing machine. Built-in larder cupboard.

Conservatory - 4.42m x 2.24m (14'6" x 7'4")

Metal and glazed construction with door to rear garden.

Landing - 2.97m x 1.6m (9'9" x 5'3")

Access to loft space. Ceiling light point.



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Bedroom 1 - 3.63m x 3.02m (11'11" x 9'11")

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

Bedroom 2 - 4.62m x 2.31m (15'2" x 7'7")

Double glazed window to the rear aspect. Radiator. Built-in single wardrobe.. Ceiling light point.

Bedroom 3 - 2.57m x 2.31m (8'5" x 7'7")

Double glazed window to the front aspect. Radiator. Built-in single wardrobe. Ceiling light point.

Bathroom - 2.24m x 1.8m (7'4" x 5'11")

Panelled bath. Wash basin. Low level WC. Double glazed window to the front aspect. Radiator. Tiled splash areas. Ceiling light point.

Outside

The frontage has an area of lawn and a driveway for 2 vehicles leading to the part integral garage with up and over door. There is a gate to the side leading to the good-sized rear garden which is currently overgrown but has mature conifer hedging and timber fencing to the boundaries.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax band is B

The property is freehold but currently an unregistered title.

Flood risk is very low

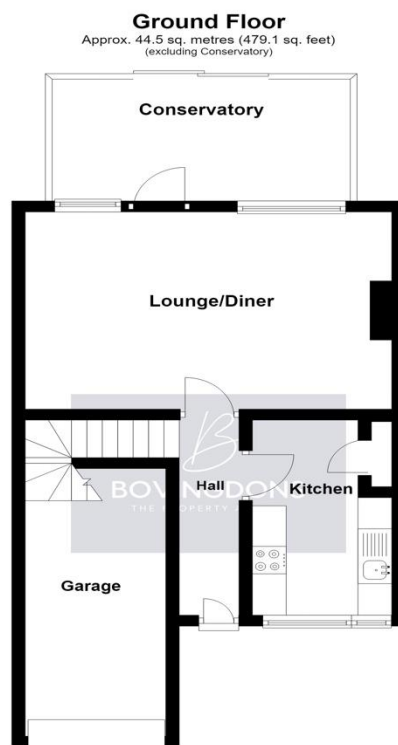
All main Utility services are connected.

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

Estimated broadband speeds are Standard 17mbps, Superfast 80mbps & Ultrafast 1800mbps.

Updating and cosmetic improvement required

NO ONWARD CHAIN



Floor Plans



Total area: approx. 84.4 sq. metres (908.7 sq. feet)

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.