



## 62 Julius Martin Lane

Soham, Ely, Cambs, CB7 5EQ

**Guide Price £250,000**





# 62 Julius Martin Lane

Soham, Ely, Cambs, CB7 5EQ

**Guide price £250,000**



## **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 CoOp, Asda, M&S Local and small eateries, pubs, hairdressers, leisure centre and doctors 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.

## **Entrance Hall**

Stairs to first floor. Coved ceiling. Door to Lounge /Diner.

## **Lounge/Diner** - 6.98m x 3.81m (22'11" x 12'6")

Double glazed windows to the front and rear aspect. Coved ceiling with two light points. Two radiators. Storage cupboard. Understairs storage cupboard with Vaillant gas fired boiler serving central heating. (Boiler fitted approx. 1 year ago). Door to walk-in pantry which is circa 8'1" x 2'10", with double glazed window to the side aspect, fuse box and meter. Door to Kitchen.

## **Kitchen** - 2.67m x 1.96m (8'9" x 6'5")

Range of units at base and wall level. Stainless steel sink unit with mixer tap. Double glazed window to the side aspect. Tiled splash areas. Space for free standing cooker. Space for washing machine. Loft hatch Sliding door to rear lobby.

## **Rear Lobby** - 1.19m x 0.86m (3'11" x 2'10")

Double glazed door to the rear garden. Coved ceiling. Door to :

## **Shower Room/Wet room** - 1.98m x 1.57m (6'6" x 5'2") plus 3'4" x 2'2".

Double glazed window to the rear aspect. Low level WC. Redring electric shower. Radiator. Tiled splash areas. Wash hand basin. Dimplex electric heater. Extractor. Ceiling light point.

## **Landing**

Double glazed window to the side aspect. Access to loft space. Coved ceiling with light point.

## **Bedroom 1** - 4.32m x 3.35m (14'2" x 11'0")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in wardrobe/storage cupboard.



**Bedroom 2** - 3.45m x 3.02m (11'4" x 9'11")

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

**Bedroom 3** - 2.57m x 2.11m (8'5" x 6'11")

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

**Outside**

Frontage is laid to a stone driveway and a drive leading to the side to a single prefabricated garage. A gate leads from the drive to a rear courtyard area with a concrete patio. Steps to the rear door. Gas meter cupboard. Outside water tap. Water butt. Area of lawn. with flower/shrub borders. Small gate to further good-sized garden laid mainly to lawn and with two greenhouses, part timber fencing and mature shrub hedging.

**Notes**

Local Council is East Cambridgeshire District Council

Council tax band is B

Offering vacant possession

Viewings are strictly by appointment with the seller's agent.



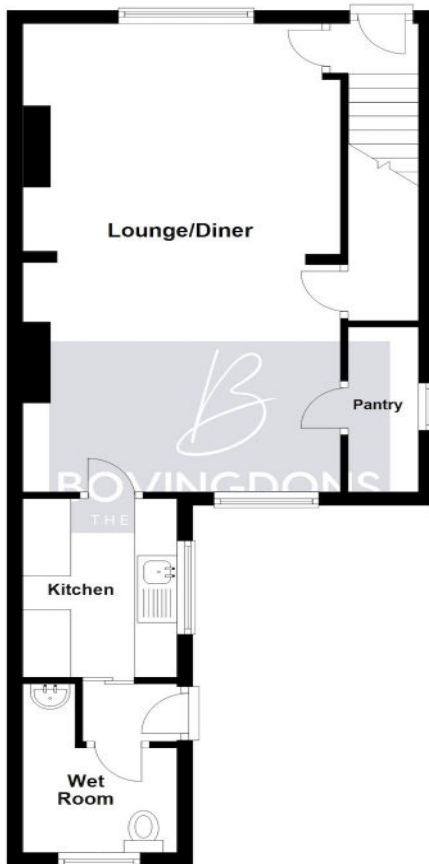




## Floor Plan

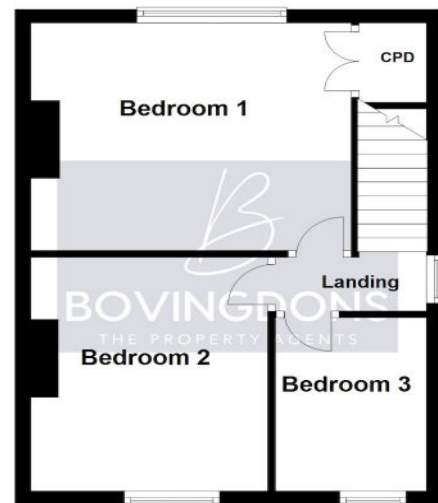
### Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



### First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



Total area: approx. 80.8 sq. metres (869.5 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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.