



## 15 Speed Lane

Soham, Ely, Cambs, CB7 5DT

**Guide Price £285,000**



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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 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

Character mid terraced cottage in a cul-de-sac location with 2/3 bedrooms, spacious living area and a large rear garden. The property benefits from double glazing and gas fired central heating but requires some cosmetic work to the house and garden. There is NO ONWARD CHAIN.

### Lounge Diner - 5.66m x 4.42m (18'7" x 14'6")

Two double glazed windows to the front aspect. Open fireplace. Radiator. 7 wall light points. Two built-in cupboards. Door to staircase to first floor. Cupboards housing gas and electric meters.

**Inner Lobby** - 1.63m x 1.45m (5'4" x 4'9")  
Two wall light points. Tiled floor. Door to:

**Shower Room** - 2.54m x 1.65m (8'4" x 5'5")  
Wall mounted Worcester Gas fired boiler serving central heating and hot water. Double glazed windows to the rear and side aspects. Wash basin. Low level WC. Dimplex electric fan heater. Heated towel rail. Walk-in shower with Mira Electric shower. Tiled splash areas. Spotlights.

**Kitchen** - 4.8m x 3.02m (15'9" x 9'11")  
Double glazed window to the side aspect and door to rear lobby. Range of units at base level with one and a half bowl sink unit and mixer tap. Tiled splash area. Built-in single oven with 4 ring gas hob and extractor over. 6 wall light points. Spaces for fridge and freezer. Cupboard with plumbing for automatic washing machine and shelving.

### Lobby

Window to rear garden. Door to rear garden.

**Landing/Bedroom** - 4.67m x 3.33m (15'4" x 10'11")

Double glazed window to the front aspect. Three wall light points. Radiator. Telephone point.

**Bedroom 1** - 4.55m x 2.74m (14'11" x 9'0")  
Double glazed window to the front aspect.  
Radiator. Sloped ceiling. 2 Wall light points.  
Door to walk-in wardrobe with hanging rail and shelving.

**Bedroom/Study** - 3.2m x 2.36m (10'6" x 7'9")  
(Possible dressing room for bedroom 2)  
Double glazed window to the side aspect.  
Radiator. Exposed beams. Wall light point.  
Door to:

**Bedroom 2** - 3.18m x 2.77m (10'5" x 9'1")  
Double glazed window to the side aspect.  
Radiator. Wall light point. Exposed beams to one wall.

### Outside

Frontage is onto the street with a door leading through a passage to the rear garden.  
The rear garden is of a good size with mature trees, shrubs, areas of lawn, timber fencing, timber garden shed, paved patio and an outside tap. Immediately behind the house is a corrugated iron 'lean to' storage shed.

### Notes

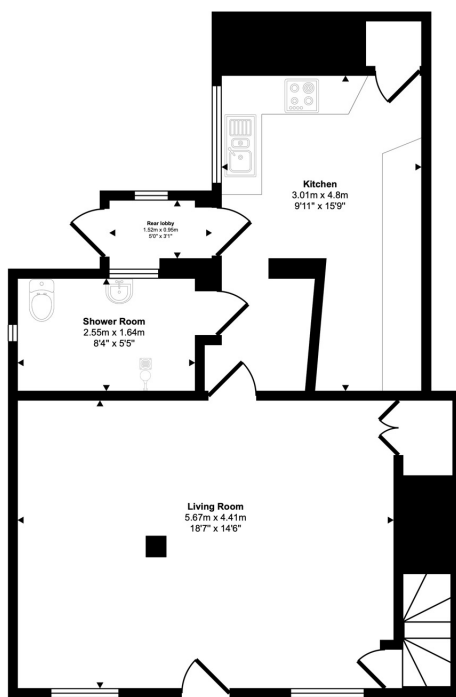
Local Council is East Cambridgeshire District Council  
Council Tax Band is C  
NO ONWARD CHAIN



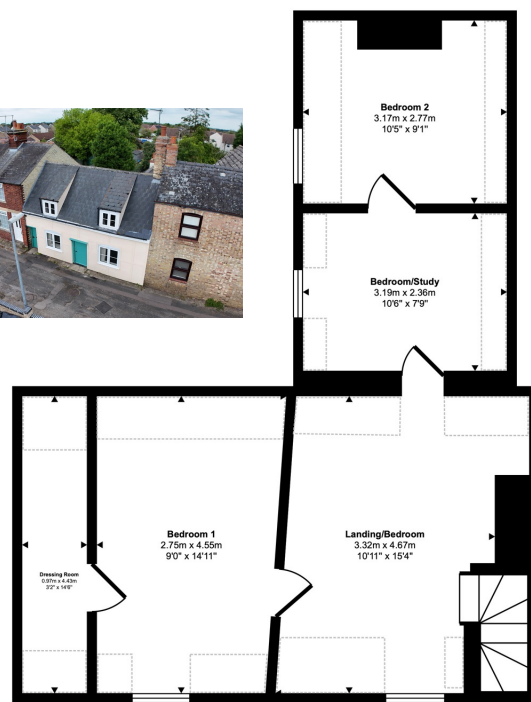


## Floor Plan

Approx Gross Internal Area  
103 sq m / 1113 sq ft



Ground Floor  
Approx 53 sq m / 570 sq ft



First Floor  
Approx 50 sq m / 543 sq ft

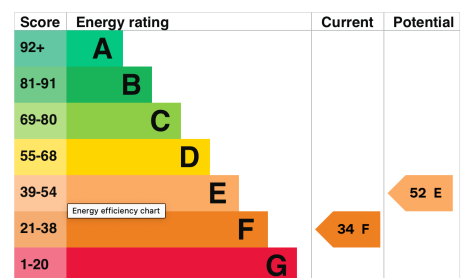
Denotes head height below 1.5m

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 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.