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THE PROPERTY AGENTS

27 Brewhouse Lane

Soham, Ely, Cambs, CB7 5JD

Offers over £400,000

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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
Situated in a popular location close to the town and medical centre, this detached home offers 4 bedrooms, ensuite, study, WC, separate reception rooms, summerhouse, garage and parking. Further benefits are gas fired central heating and double glazing and good-sized rear garden.

Entrance Hall
Part double-glazed entrance door. Stairs to first floor with space under. Mains wired fire alarm. Radiator. Pendant light point.

WC - 1.88m x 0.97m (6'2" x 3'2")
Low level WC. Wash basin in vanity unit with mixer tap. radiator. Double glazed window to the rear aspect. Tiled floor. Ceiling light point.

Living Room - 4.7m x 3.07m (15'5" x 10'1")
Double glazed window to the front aspect. Radiator. Dimmer switch. Pendant light point. Electric flame effect fire. Archway to:

Dining Room - 3.07m x 3.02m (10'1" x 9'11")
Radiator. Pendant light point. Double glazed sliding patio doors to the rear garden.

Study - 2.64m x 2.44m (8'8" x 8'0")
Double glazed window to the front aspect. Radiator. Pendant light point.

Kitchen - 3.89m x 2.64m (12'9" x 8'8")
Range of units at base and wall level with wooden work-surfaces, incorporating a one and a half bowl sink with mixer tap. Tiled floor and splash areas. Spotlights. Integrated double oven, 4-ring electric hob with extractor canopy over. Integrated washing machine. Integrated dishwasher. Space for American style fridge/freezer. Radiator. Breakfast bar to one wall with wood worktop. Part double glazed door to side aspect and garden.

Landing
Access to loft space. Storage cupboard.

Bedroom 1 - 4.8m x 3.1m (15'9" x 10'2")
Double glazed window to the front aspect. Radiator. Ceiling light point and fan. Dimmer switch. Built in wardrobes with mirror fronted doors. Over stairs cupboard. Door to:

Ensuite - 2.21m x 1.24m (7'3" x 4'1")
Curved corner shower cubicle. Low level WC. Wash basin in vanity unit with mixer tap. Fully tiled walls and floor. Heated towel rail. Spotlights. Double glazed window to the front aspect.

Bedroom 2 - 3.61m x 2.62m (11'10" x 8'7")
Double glazed window to the rear aspect. Radiator. Pendant light point.

Bedroom 3 - 3.1m x 2.84m (10'2" x 9'4")
Double glazed window to the rear aspect. Radiator. Pendant light point.

Bedroom 4 - 2.77m x 2.31m (9'1" x 7'7")
Double glazed window to the front aspect. Radiator. Pendant light point.

Bathroom - 2.11m x 1.7m (6'11" x 5'7")
Double glazed window to the rear aspect. Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash basin. Fully tiled walls and floor. Heated towel rail.

Outside
The frontage has areas of stone chippings with a path to the entrance door. There is a block paved driveway to the side providing parking for 2-3 vehicles, leading to a detached single garage with electric roller door, power and light. There is a personal gate from the driveway and also to the other side of the property, leading into the rear garden.
The rear garden is laid to lawn with a patio, part timber and part brick walls to the boundaries, outside tap and a timber Summerhouse (7' 1" x 6' 11") with two glazed doors to front, power, lighting and timber bar.

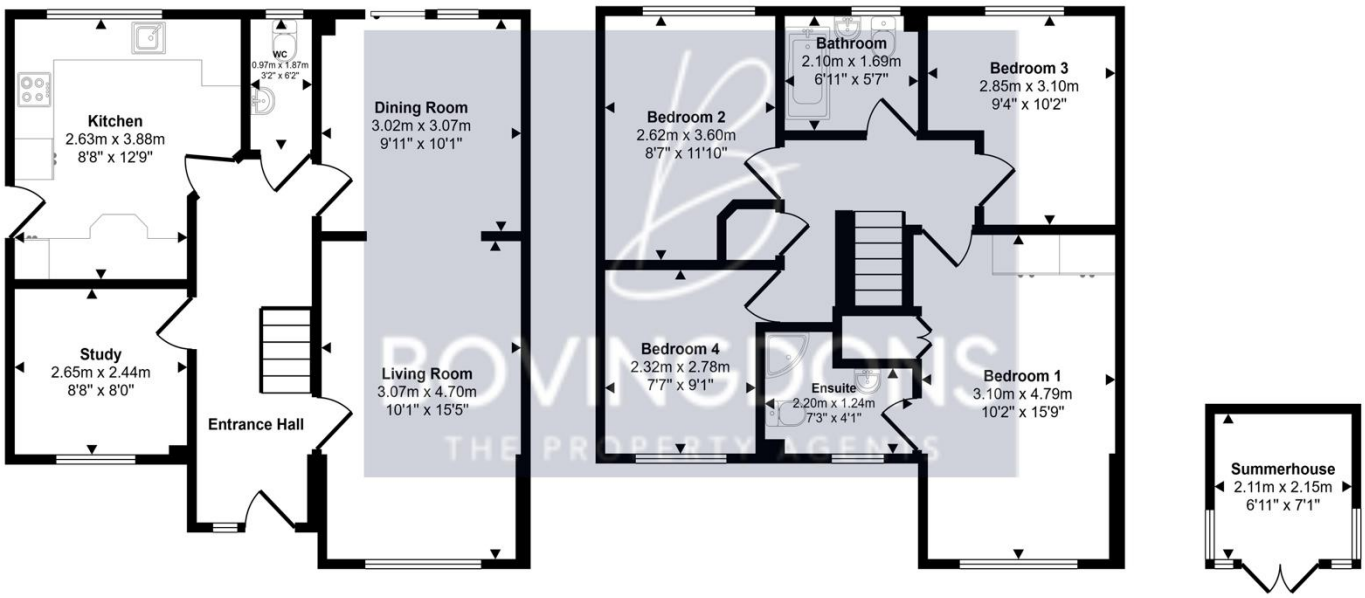
Property Information
Local Council is East Cambridgeshire District Council
Council Tax Band is D - Built in 2000.
The property is Freehold with registered title CB241686
Flood risk is very low
All main Utility Services are connected
Restrictions apply, but there are no Wayleaves, Easements or Rights of Way
Estimated Broadband speeds are Standard 18mbps, Superfast 80mbps & Ultrafast 1800mbps

SMITH & CO.
Believe

Don't count the days. Make the days count

Floor Plan

Approx Gross Internal Area
118 sq m / 1265 sq ft



Ground Floor
Approx 57 sq m / 611 sq ft

First Floor
Approx 56 sq m / 606 sq ft

Summerhouse
Approx 5 sq m / 49 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.

Energy Efficiency Graph

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Viewing

Please contact our Soham Office
on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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