



Church View, 8 Churchgate Street, Soham, CB7 5DR

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Church View, 8 Churchgate Street, Soham, Ely, CB7 5DR

A spacious and modern two bedroom apartment, formerly a bank which was completely refurbished in 2022 and finished to a high standard, with a contemporary style kitchen, living space, two double bedrooms and bathroom. The property overlooks the Soham Church within easy access to the local schools and shops.

- Modern Ground Floor Spacious Apartment
- Two Double Bedrooms
- Open Plan Living / Kitchen
- Shower Room
- Direct Access to Communal Garden Area
- Close to all Local Amenities
- Share of Freehold
- No Upward Chain

Guide Price: £210,000



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. A newly opened railway station now also connects to Ely and beyond. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

COMMUNAL ENTRANCE HALL with door leading to the apartment.

ENTRANCE LOBBY with laminate flooring and door leading to :-

OPEN PLAN LIVING ROOM / KITCHEN 25'2" x 17'11" (7.68 m x 5.47 m) maximum measurements.

KITCHEN is fitted with a modern contemporary range of wall and base units with work surfaces over. Built-in single oven with electric hob and extractor canopy over, integrated appliances including fridge/freezer, washing machine and dishwasher, double door storage cupboard and laminate flooring that continues into main living area.

LIVING/DINING AREA with three feature windows to front aspect, radiator, laminate flooring and door leading to:-

REAR PORCH with personal door leading to the rear communal gardens and a small private garden area allocated to the apartment.

BEDROOM ONE 16'10" x 9'2" (5.12 m x 2.80 m) with three windows to front aspect. Radiator.

BEDROOM TWO 11'2" x 10'9" (3.40 m x 3.28 m) with window to rear aspect. Radiator.

SHOWER ROOM Fitted with a modern three piece suite comprising low-level WC, wash hand basin and double shower cubicle. Tiled splashbacks, tiled flooring and window to rear aspect.

EXTERIOR with direct access to the rear communal garden area.

AGENTS NOTE The loft extends over half of the property and has potential to be converted into further accommodation (subject to planning).

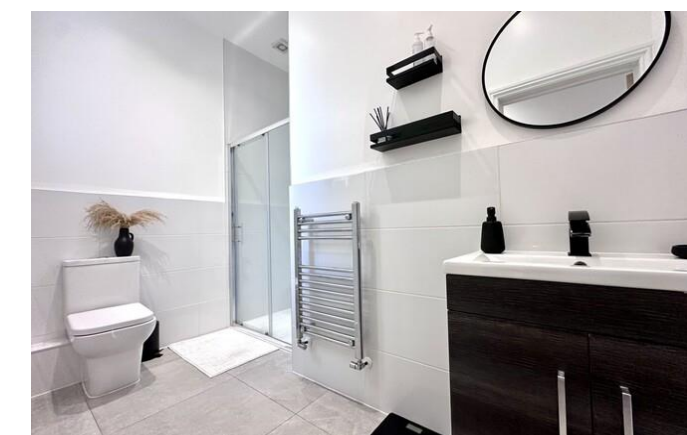
Tenure The property is Share of Freehold
Service charge & Insurance charges of £27per month.

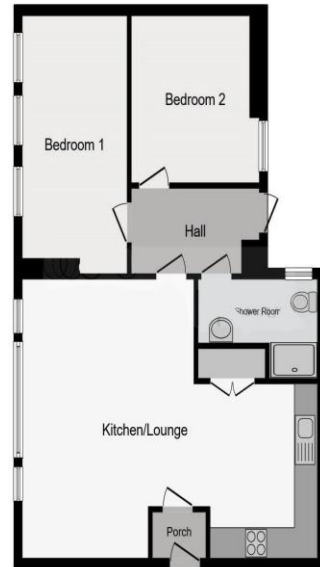
Council Tax Band A

EPC E (40/40)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7182





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.