



Brook Street, Soham, Ely, Cambridgeshire CB7 5AD

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An established semi-detached property situated within a non-estate location and offering three bedrooms, two reception rooms and an attractive south facing rear garden.

- Semi-Detached Home
- Lounge & Dining Room
- Kitchen
- Modern Ground Floor Bathroom
- Three Bedrooms
- Well Maintained South Facing Rear Garden
- Non-Estate Location
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Guide Price: £275,000



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.

ENTRANCE HALL with door to front aspect.

DINING ROOM with double glazed window to front aspect, radiator and feature fireplace.

LOUNGE with double glazed window to rear aspect, radiator, built-in storage cupboard and staircase rising to first floor.

KITCHEN with a range of units including wall mounted units, base units and drawers. Space for freestanding cooker, double glazed window.

REAR LOBBY with door to rear garden.

GROUND FLOOR BATHROOM Suite comprising panel bath with shower over, low-level WC, wash hand basin and double glazed window.



FIRST FLOOR LANDING

BEDROOM ONE with double glazed window to rear aspect, radiator, built-in storage cupboard.

BEDROOM TWO with double glazed window to front aspect. Radiator.

BEDROOM THREE with double glazed window to front aspect. Radiator.

EXTERIOR Incredibly well maintained south facing garden with a variety of mature plants, shrubs and fruit trees. Established lawn, paved patio, allotment area and timber shed.

Tenure The property is Freehold

Council Tax Band B **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7199





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. All measurements are approximate. (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.