



Orchard Row Soham

Pocock + Shaw

145 Orchard Row  
Soham  
Cambridgeshire  
CB7 5FY

Pleasantly situated in a cul de sac location a modern 2 bedroom end of terrace house, ideal for a first time buyer or investment. Porch, sitting room, kitchen, two bedrooms, 1st floor bathroom, enclosed garden and off road parking space. EPC: TBC

Guide Price: £197,500



SOHAM is a small thriving market town situated about 6 miles from Ely, 16 miles from Cambridge and 6 miles from Newmarket. It has a varied selection of shops, sporting facilities public houses and good educational outlets, including three primary schools and a Village College. The A14 is available at Newmarket and this in turn, leads into the M11. Soham's passenger railway reopened on the Ipswich to Ely line in late 2021, a short journey to Ely provides further rail access, with direct links into London.

## Ground Floor

### Entrance Porch

Door to:

**Sitting Room** 4.50m (14'9") max x 3.59m (11'9")

Double glazed window to the front, oil filled electric radiator, opening to:

**Kitchen** 4.50m (14'9") x 1.80m (5'11")

Fitted with base and eye level units with worktop space over, stainless steel sink with mixer tap and tiled splashbacks, plumbing for a washing machine and dishwasher, ceramic hob, space for an electric oven under (currently not working) double glazed window to rear, door to the garden.

## First Floor

### Landing

Double glazed window to the rear, access to loft space, airing cupboard with hot water cylinder.

**Bedroom 1** 3.34m (10'11") x 2.53m (8'4")  
With a double glazed window to the front.

**Bedroom 2** 3.84m (12'7") x 1.87m (6'2")  
With a double glazed window to the front, oil filled electric radiator, built in storage cupboard.

### Bathroom

Fitted with a three piece suite comprising of a bath with electric shower over, wash hand basin, low-level WC, tiled surround, extractor fan, double glazed window to the rear, heated towel rail.

### Outside

Front garden with ornamental slate, path to the front door, drive with off road parking. The rear garden is enclosed with a timber garden shed and side gate to the front.

### Tenure

The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area.  
The property is in a low flood risk area.

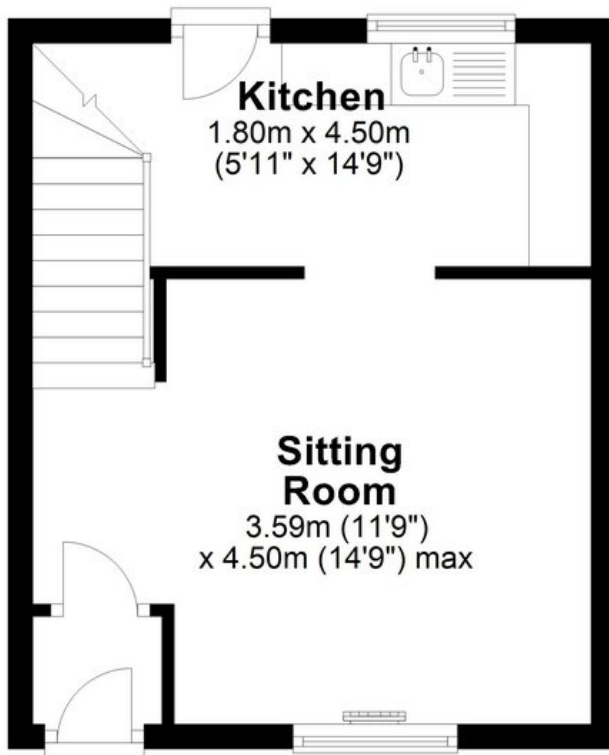
**Council Tax Band:** B East Cambs District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. PBS



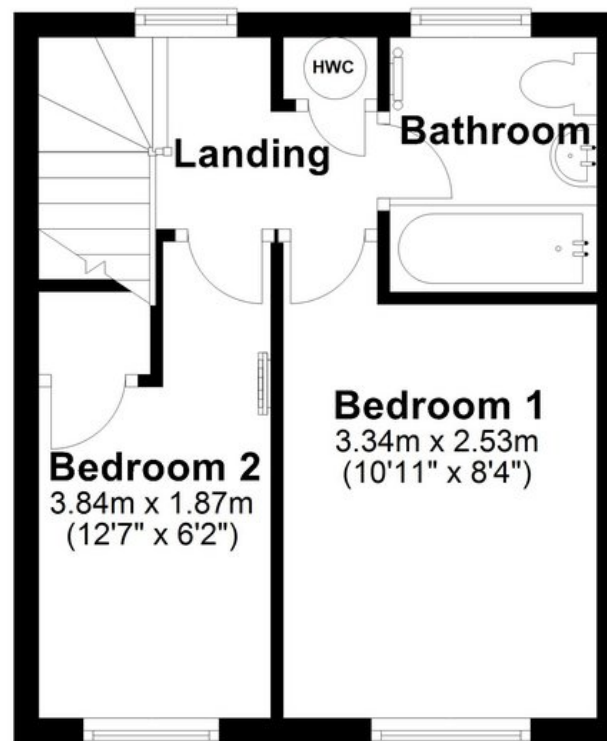
## Ground Floor

Approx. 24.7 sq. metres (265.9 sq. feet)



## First Floor

Approx. 24.6 sq. metres (265.1 sq. feet)



Total area: approx. 49.3 sq. metres (531.0 sq. feet)

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

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