



The Flat, 1 Pratt Street, Soham

Pocock + Shaw

The Flat  
1 Pratt Street  
Soham  
Cambridgeshire  
CB7 5BH

A surprisingly large 1st floor  
maisonette with the potential to have  
FOUR bedrooms in need of some  
light modernisation.

Offers in excess of £140,000



1 Pratt Street is a 1st floor maisonette, offering tremendous potential and situated in the popular town of Soham.

The property offers a unique opportunity to have the potential to provide a 4 bedrooms at a very favourable price point and is considered an excellent purchase for either a first time buyer or investor.

**Soham** SOHAM is a small 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 and good educational outlets, including three primary schools and a Village College.

**Ground Floor** Entrance Hall and Lobby  
Entrance door, stairs to the first floor, under stair storage cupboard.

### 1st Floor

**Landing** Access to loft space, built in cupboard with hot water cylinder. The landing has direct access to the following rooms at present

**Room 1** 3.97m (13') x 3.73m (12'3")  
With a window to the front.

**Room 2** 3.87m (12'8") x 3.73m (12'3")  
With a window to the front and side.

**Bathroom** Fitted with a three piece suite comprising a bath with electric shower over, pedestal wash hand basin, low-level WC, tiled splashbacks, wall mounted fan heater, window to the side.

**Bedroom 2** 5.05m (16'7") Average x 2.73m (8'11")  
With a window to the side.

**Lounge/Dining Room** 6.19m (20'4") x 3.58m (11'9")  
3.09 min With a night storage heater.

**Kitchen/Breakfast Room** 5.75m (18'10") max x 2.72m (8'11") Fitted with a cupboard under worktop and stainless steel sink with single drainer, plumbing for

washing machine, space for fridge/freezer, electric point for cooker with extractor hood over, windows to the side and rear, pantry storage cupboard.

**Bedroom 1** 3.11m (10'2") x 2.38m (7'10")  
With a window to the rear.

**Outside** There is a communal courtyard garden shared with only 4 Station Road and accessed via Station Road. There is a right of way to it along the car port of 4 Station Road. In the garden are washing lines and a wheelie bin and dustbin storage space. There is also a space for a push chair etc or 2-wheeled transport in the carport providing covered access to the garden.

**Tenure** The property is leasehold with the advantage of a new 999 year lease granted on completion of the sale and comes with a share of the freehold.. There is currently no service charge but the buildings insurance is organised by the freeholder and this flat will need to pay a quarter share of this cost.

**Services** Mains water, drainage and electricity are connected.

The property is in a conservation area. The property is in a no flood risk area.

Internet connection, basic: 16Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: E

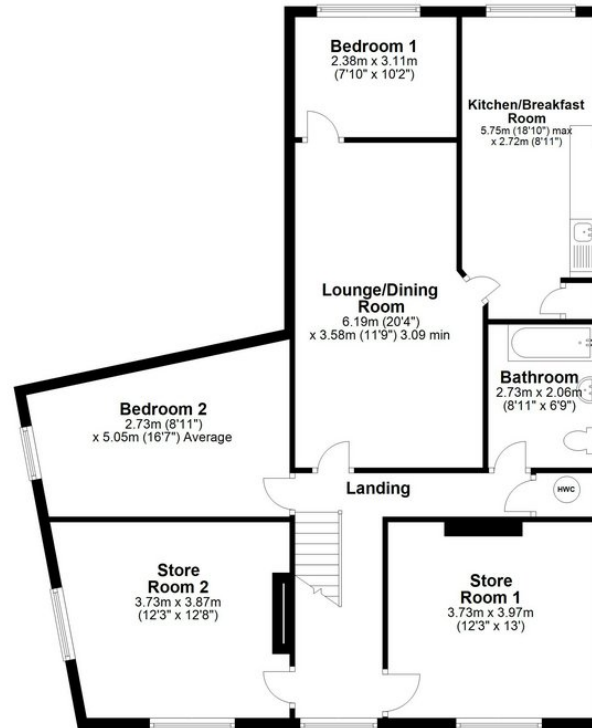
**Council Tax** A East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw PBS



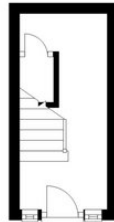
### First Floor

Approx. 92.9 sq. metres (1000.0 sq. feet)



### Ground Floor

Approx. 6.2 sq. metres (67.0 sq. feet)



Total area: approx. 99.1 sq. metres (1067.1 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. (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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT  
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

