



HALL STREET, SOHAM, ELY, CB7 5BS

OFFERS AROUND £200,000

Hall Street, Soham, Ely, CB7 5BS

An impressive Edwardian, two bedroom mid-terrace home situated close to school and local amenities and offered with no upward chain.

2 bedrooms - first floor bathroom - kitchen - dining room - living room - ground floor shower room - lengthy rear garden - Edwardian - original feature fireplaces - double glazing - gas central heating - no upward chain

Soham is situated between Newmarket and Ely and lies approximately 20 miles from Cambridge. Soham is a thriving market town offering a vast range of services. These include three primary schools, a secondary school, a Church, and doctors surgery. There is also day-to-day shopping, bank, public houses, and restaurants. A sports centre provides squash and badminton courts, indoor bowls, fitness suite, pool and snooker room, and an all-weather turf pitch.

This impressive Edwardian, two bedroom home has been modernised by its current owners, while keeping many original features, including pine flooring and open fireplaces. The home is situated close to schools and amenities in this desirable location, while having the added benefit of UPVC double glazing and gas central heating with a two-year-old boiler, which has recently been serviced.

On the ground floor, there is a living room offering plenty of natural light and a feature fireplace with a woodburning stove, as well as stairs to the first floor. A spacious dining room also has a feature fireplace, along with built-in storage in the form of an under stairs cupboard. The dining room leads to the good-sized kitchen, which has been fitted with traditional-style eye and base level units, ample solid oak work surfaces, gas hob with extractor over, standing single oven, and washing machine. An inner hall offers space for an American-style fridge/freezer and has a door to the rear garden. The ground floor also has the benefit of a downstairs shower room, with wash basin, WC, and double shower cubicle.



There are two double bedrooms on the first floor. Both feature fireplaces, while Bedroom 1 also has the benefit of a built-in wardrobe. Bedroom 2 leads to the recently refurbished family bathroom, with wash basin, WC, panelled bath with shower attachment, and heated towel rail.

Outside is of particular note, with the lengthy and enclosed rear garden being predominantly laid to lawn with a paved patio area, gravel, and mature trees, shrubs, and plants. The garden also has the benefit of a brick-built storage/workshop building attached to the house.

Features of Note

- Edwardian property with original features
- Spacious rear garden
- No upward chain

Services

All mains services are connected

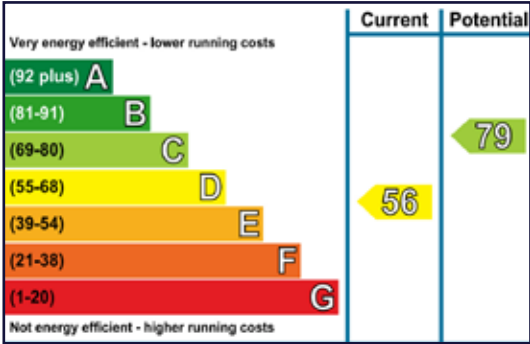
Tenure

The property is being offered for sale freehold with vacant possession upon completion.

Local Authority

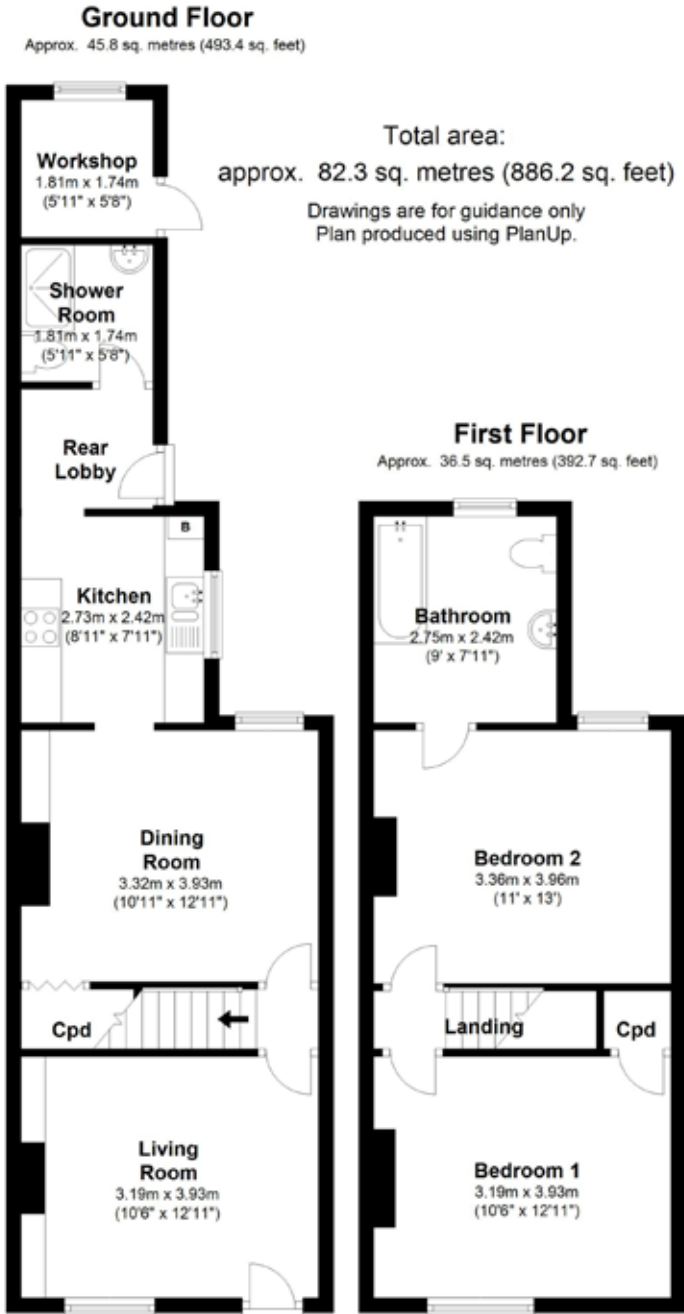
East Cambridgeshire District Council
Tel: 01353 665555 Tax Band: B

Energy Efficiency Rating



The full version is available on our website or on request.

NOT TO SCALE: For guidance purposes only
Copyright: TuckerGardner 2014





Important notice: TuckerGardner, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and TuckerGardner have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Prospective purchasers should discuss any personal issues/expectations that they may have in relation to a new property with the agent in order to avoid arranging unsuitable viewings.