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Residential sales, lettings & management



Bank House,
54A High Street,
Soham, ,CB7 5HE

Prominently located and
deceptively spacious 4 bedroom
family house, overlooking the
parish church and only a short
walk to the town centre.

Huge potential with wonderful
sized rooms, enclosed garden
and garage. No Chain

Guide Price: £360,000



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.

As the name suggests this property was once the Bank Managers house to the bank next door. It is a impressively proportioned family house situated close to the centre of this thriving market town and offers tremendous potential.

With the benefit of a gas fired heating system and many double glazed windows in detail the accommodation includes:-

Ground Floor

Entrance Hall

Entrance door, double radiator, parquet floor, stairs to the first floor.

Sitting Room 7.14m (23'5") x 3.81m (12'6")
UPVC double glazed window to the front, patio doors to the conservatory, tiled fireplace, parquet floor, double radiator and large opening to:-

Dining Room 3.17m (10'5") x 3.04m (10')
Window to rear, parquet floor radiator.

Conservatory 3.45m (11'4") x 2.55m (8'4")
Of Upvc construction with windows overlooking the garden, double doors to the garden.

Kitchen 4.12m (13'6") x 3.32m (10'11")
Fitted with a range of cupboards, matching wall cupboards, working surfaces, window to rear, double radiator, plumbing for a washing machine, space for a fridge, pantry cupboard, window to side and door to the side.

Study 4.11m (13'6") x 2.66m (8'9") min 3.04 max
With a window to the front.

Cloakroom

With a low level wc, corner handbasin and window to the front.

First Floor

Landing

With a window to the side, radiator, airing cupboard with a hot water cylinder.

Bedroom 1 4.30m (14'1") max x 3.79m (12'5")
With a window to the side and rear, radiator, built in wardrobe.

Bedroom 2 3.24m (10'8") x 2.91m (9'7")
With a window to the rear, radiator, built in wardrobe.

Bedroom 3 3.81m (12'6") max x 2.75m (9')
With a hardwood double glazed window to the front, radiator, built in wardrobe.

En Suite room

With a handbasin and window.



Bedroom 4 3.24m (10'8") x 2.71m (8'11")
With a window to the rear, double radiator,
built in wardrobe.

Bathroom

Fitted with a two piece suite comprising of a
panelled bath with independent electric
shower over and pedestal wash hand basin,
hardwood double glazed window to front,
heated towel rail.

Cloakroom

With a low level WC, handbasin and window
to the front.

Outside

The property has a forecourt front garden. The
rear garden is enclose with a gate to the front,
outbuilding. Garage with an electric up and
over door and rear personal door. The
property also owns a small parcel of land
opposite the Post Office which could also be
used to park a car subject to permission from
the local authority.

Services

Mains water, gas, drainage and electricity are
connected.

Tenure

The property is freehold

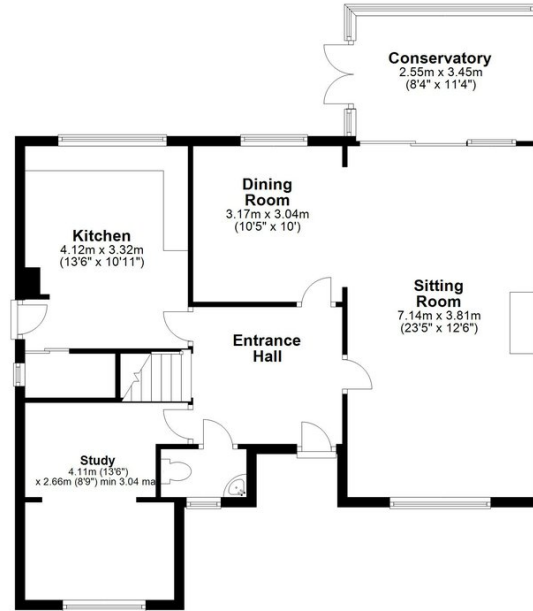
Council Tax Band: D East Cambridgeshire
District Council

Viewing: Strictly by prior arrangement with
Pocock & Shaw. PBS

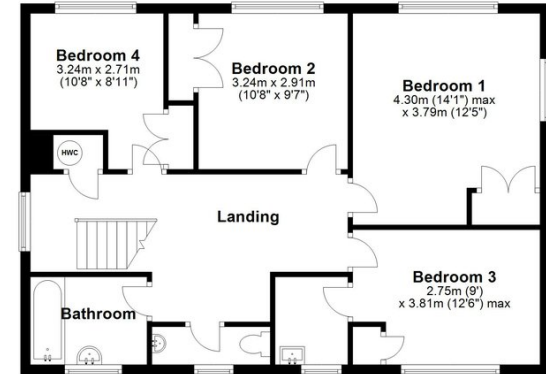




Ground Floor
Approx. 86.7 sq. metres (932.9 sq. feet)



First Floor
Approx. 74.0 sq. metres (796.2 sq. feet)



Total area: approx. 160.6 sq. metres (1729.1 sq. feet)

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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