



Thomas Mews, Soham, Ely, Cambridgeshire CB7 5JN

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A well-presented three bedroom end of terrace home, situated in a popular mews close to the railway station, town centre and local schooling.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Enclosed Rear Garden Overlooking Soham Lode
- Car Port & Parking Space
- Recently Installed uPVC Windows & Doors

Guide Price: £279,950



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. 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 entrance door to front, staircase doglegging to the first floor, laminate flooring, radiator and useful understairs storage recess.

SITTING ROOM 16'7" x 11'10" (5.05 m x 3.60 m) with double glazed windows to rear and double glazed patio doors to rear garden, radiator, feature coal effect gas fire with attractive surround and double doors leading to:-

KITCHEN/BREAKFAST ROOM 14'10" x 9'6" (4.52 m x 2.90 m) with double glazed sash style window to front. Fitted with an attractive range of wall and base units with work surfaces over and tiled splashbacks, inset 1 & 1/2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, inset four ring gas hob with extractor hood over and integrated oven below. Integrated fridge/freezer, breakfast bar, laminate flooring, radiator.

CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin and tiled splashbacks. Radiator, opaque double glazed window to front, vinyl flooring.

FIRST FLOOR LANDING with access to boarded loft with lighting, overstairs storage cupboard with slatted shelves.

BEDROOM ONE 10'10" x 9'8" (3.30 m x 2.95 m) with double glazed window to front. Radiator. Two built-in single wardrobes with overhead storage and hanging space. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. tiled surrounds, shaver point, radiator and vinyl flooring.

BEDROOM TWO 11'0" x 9'0" (3.35 m x 2.75 m) with double glazed window to rear. Radiator.

BEDROOM THREE 7'9" x 7'3" (2.37 m x 2.20 m) with double glazed window to rear. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with telephone style mixer taps over. Tiled splashbacks, opaque double glazed window to rear, radiator, vinyl flooring.

EXTERIOR To the front of the property is a paved pathway leading to side access and to the rear. The fully enclosed rear garden is predominantly laid to lawn with patio area and gated access leading to Soham Lode at the rear. Parking space in front of car port. Communal grass area.

Tenure The property is Freehold

Council Tax Band B

EPC To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6901





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.