



Brook Street, Soham, Ely, Cambridgeshire CB7 5AD

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A three bedroom mid-terrace home in need of some modernisation situated on a generous plot with a large lawned rear garden and close to Soham College.

- Entrance Hall
- Open Plan Sitting/Dining Room
- 'L' Shaped Kitchen
- Garden Room
- Study/ Playroom
- Downstairs Bathroom
- Three Bedrooms
- Enclosed Rear Garden

Guide Price: £265,000



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, useful understair storage recess, wall mounted fuse box door into:-

OPEN PLAN SITTING / DINING ROOM 22'4" x 11'9" (6.80 m x 3.58 m) with double glazed window to front aspect, two radiators, door to stairs rising to first floor, double opening into:-

'L' SHAPED KITCHEN 11'4" x 9'0" (3.45 m x 2.75 m) maximum measurements with double glazed window to side aspect. Fitted with a range of wall and base units with work surfaces over, inset stainless steel 1 & 1/2 bowl sink unit. Inset four ring gas hob with extractor fan over and built-in oven. Space for fridge, breakfast bar, vinyl flooring and double doors into:-

GARDEN ROOM 16'7" x 6'11" (5.05 m x 2.12 m) with double glazed windows and doors. Radiator, built-in cupboard with plumbing for washing machine and space for tumble dryer.

STUDY/PLAY ROOM 8'6" x 8'0" (2.60 m x 2.45 m) with radiator.

DOWNSTAIRS BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower over. Tiled splashbacks, vinyl flooring and double glazed windows to front and landing, access to loft.

BEDROOM ONE 11'0" x 10'10" (3.35 m x 3.30 m) with double glazed window to front aspect, radiator, built-in cupboard.

BEDROOM TWO 11'0" x 8'2" (3.35 m x 2.50 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 8'3" x 7'9" (2.51 m x 2.36 m) with double glazed window. Radiator.

EXTERIOR The property is approached by a pathway. The rear garden is a feature to be noted, as it is of a generous size and predominantly laid to lawn with wood panel fencing, patio area directly from the property and outside tap.

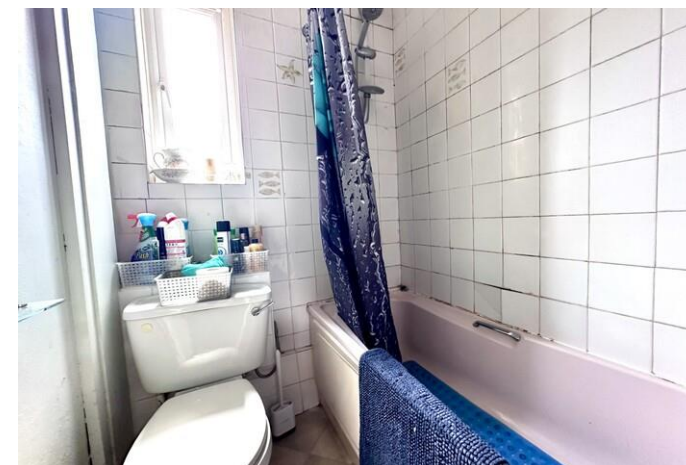
Tenure The property is Freehold

Council Tax Band B

EPC To Follow

Viewing By Arrangement with Pocock & Shaw
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Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW/6987





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.