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Residential sales, lettings & management



The Flat, 1 Pratt Street,  
Soham, Cambridgeshire ,CB7 5BH

A surprisingly large 1st floor  
LEASEHOLD apartment, presently  
with 2 bedrooms but with the  
potential to convert to 4 bedrooms  
or two individual dwellings (stc)

Guide Price: £165,000



1 Pratt Street is a 1st floor apartment, presently configured to provide 2 bedroom accommodation but with the added benefit of two additional rooms at the front, which up until now have been utilised for storage.

The apartment offers a unique opportunity to have the potential to provide a 4 bedroom property at a very favourable price point. Alternatively, and with a little bit of imagination it might be possible to rearrange the accommodation internally to create two separate dwellings, sharing the original ground floor entrance (subject to consent from the local authority).

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.

With the benefit of PVC windows throughout and electric heating system in detail the accommodation includes:-

## 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

**Storage Room 1** 3.97m (13') x 3.73m (12'3")

With a window to the front.

**Storage 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.

## The Flat

**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. The lease is for 125 years starting 2023.

## Note

Prospective purchasers must satisfy themselves as to the potential to convert into separate dwellings.

## Services

Mains water, drainage and electricity are connected.

**Council Tax Band:** A East Cambridgeshire District Council

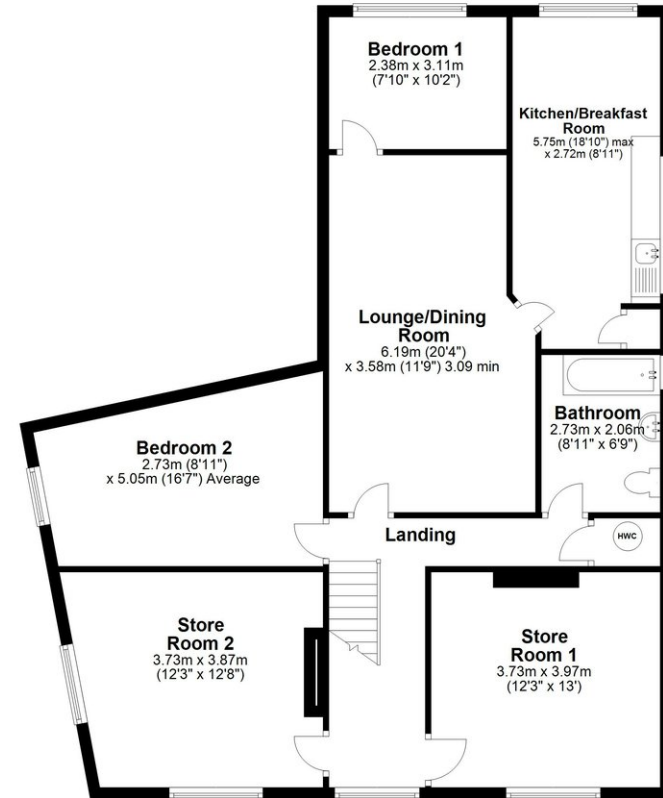
**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS





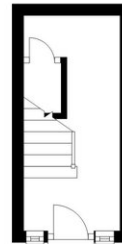
### First Floor

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)

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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