



Centre Road Soham

Pocock + Shaw

4 Centre Road
Soham, Cambs
CB7 5AX

A well-established detached property providing highly adaptable and very spacious family living space. While it requires some updating, it boasts significant potential and a viewing is essential to fully appreciate the space and versatility.

Entrance hall, porch, reception room/former shop area, family room/4th bedroom, kitchen/breakfast area, sitting room, dining room, storage room, 3 good bedrooms on the first floor, a bathroom, and a separate WC. Additionally, there's a single garage, parking, and good-sized gardens. EPC:D

Guide Price £385,000



SOHAM is a small thriving 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 public houses and good educational outlets, including three primary schools and a Village College. The A14 is available at Newmarket and this in turn, leads into the M11. Soham's passenger railway reopened on the Ipswich to Ely line in late 2021, a short journey to Ely provides further rail access, with direct links into London.

Understood to have been a former corner shop and more recently a family home this detached house offers a huge amount of potential, both to re configure or extend further. It is set in a generous corner plot at the Soham end of Centre Road and benefits from ample off road parking and a garage. With the benefit of a gas fired radiator heating system in detail the accommodation includes:

Entrance Porch

With an entrance door, UPVC double glazed window to the side, windows looking into the former shop area/reception room and door.

Reception Room/former shop area 5.41m (17'9") max x 4.80m (15'9")

A fabulous room which could provide a host of uses from hobbies, games room, home office or even adapted for multi generational living. Double glazed window to the front, three high level windows, radiator.

Entrance Hall

With an entrance door, UPVC double glazed window to the side, double radiator, stairs, to the first floor, under stair storage cupboard.

Cloakroom

UPVC double glazed window to the side, low level wc and a corner handbasin. Radiator.

Bedroom 4/Family Room 4.27m (14') x 3.50m (11'6")

With a UPVC double glazed window to front aspect, radiator.

Dining Area 3.10m (10'2") x 2.36m (7'9")

Double radiator, built in storage cupboard/pantry. Large opening to:-

Kitchen/Breakfast Room 4.25m (13'11") x 3.86m (12'8")

Fitted with a range of base and eye level units with worktop space over, breakfast bar with radiator under, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge, eye level electric oven, built-in four ring ceramic hob, window to the side and rear, glazed door to garden, door to:

Sitting Room 5.65m (18'6") x 3.86m (12'8")

Two double radiators, sliding patio door to the garden and opening too:-

Dining Room 4.43m (14'6") x 2.36m (7'9")

Doors back to the main reception room and store room, radiator.

Store Room 5.39m (17'8") x 2.91m (9'7")

With double doors to the front, wall mounted electric heater, cupboard housing the gas fired boiler (currently drained down) and door to:-

Garage 5.39m (17'8") x 2.62m (8'7")

With two up and over doors

First Floor

Landing

UPVC double glazed window to the rear, double radiator, access to loft space (fully boarded with light), airing cupboard with hot water cylinder.

Bedroom 1 4.87m (16') x 3.32m (10'11")

Enjoying a dual aspect with two UPVC windows to the front and a window to the side, radiator

Bedroom 2 4.23m (13'11") x 2.68m (8'10")

UPVC double glazed window to the front aspect, radiator.

Bedroom 3 3.65m (12') x 2.03m (6'8")



UPVC double glazed window to the rear, radiator.

Bathroom

UPVC double glazed window to rear, double radiator and fitted with a two piece suite comprising of a bath and pedestal handbasin.

Separate WC

UPVC double glazed window to side, radiator and a low level WC.

Outside

The property is set behind a close boarded fence with front garden laid to lawn, brick wall dividing the garden and drive, drive providing off road parking for several cars and access to the garage. Rear garden laid to lawn with path, gate to the front.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area. The property is in a very low flood risk area.

Council Tax Band: E East Cambs District Council

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



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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

