White Hart Lane, Soham, Ely

Sheridans

White Hart Lane, Soham, Ely CB7 5JQ

Guide Price £250,000

A charming and beautifully presented period mews cottage, positioned within easy reach of the High Street and enjoying the benefit of off-road parking. This attractive home has been thoughtfully improved by the current owners, blending character features with modern finishes to create a stylish and comfortable living space, ideal as a first purchase, investment, or convenient town base.
The accommodation is well-proportioned throughout and includes a bright sitting room, a refitted kitchen, ground floor cloakroom, and two generous double bedrooms served by a contemporary shower room. Further benefits include gas fired central heating and double glazing.

A welcoming entrance with door to the front aspect and staircase rising to the first floor. Built-in storage cupboards house the gas fired boiler and electrical components, with additional under stairs storage. Radiator and lighting. The downstairs cloakroom is fitted with a low level WC and wash hand basin with storage beneath. Radiator and window to the front aspect. The sitting room is a spacious and light-filled reception room featuring dual windows to the front aspect, allowing plenty of natural light. Radiator, TV point and recessed lighting. The Kitchen is refitted with a range of modern base and wall mounted units complemented by wooden work surfaces and tiled splashbacks. Stainless steel sink with mixer tap set beneath a window overlooking the front. Integrated appliances include an electric oven, four ring hob with extractor hood over and dishwasher. Door leading to the front garden. Contemporary finishes and recessed lighting complete the space.

The first floor landing With Velux window providing natural light and access to all first floor accommodation. Both bedrooms are spacious rooms, with windows and Velux to offer extra light. The shower room is fitted with a contemporary suite comprising shower cubicle, wash hand basin with vanity storage and low level WC, and a heated towel rail.

Outside
To the front of the property is a gravelled area providing off-road parking, with pathway leading to the entrance. The frontage is low maintenance and neatly presented, with outside lighting, tap and meter cupboard.

Location
Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctors surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Directons
3 What Words ///blushed.wires.offerings

Services
Mains electricity, water and drainage. Heating - oil central heating
Council Tax: East Cambridgeshire Band: B

- Attractive period mews cottage in a convenient location close to the High Street
- Beautifully presented throughout with a blend of character and modern finishes
- Recently refitted kitchen with integrated appliances and stylish work surfaces
- Bright and spacious sitting room with dual aspect windows
- Two generous double bedrooms with excellent natural light
- Contemporary first floor shower room with modern fittings
- Ground floor cloakroom for added convenience
- Gas fired central heating and double glazing throughout
- Low maintenance frontage with gravelled area providing off-road parking
- Ideal first time purchase, investment or lock-up-and-leave town home

Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk

Agents Note
In accordance with the 1979 estate agents act we confirm that that the vendor of this property is connected to an employee of Sheridans estate agents.

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 969sq.ft. (90.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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The Property Ombudsman

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