



Orchard Row, Soham, Ely, Cambridgeshire CB7 5FY

www.pocock.co.uk



Orchard Row, Soham, Ely, Cambridgeshire CB7 5FY

A well-appointed terraced property offering two bedrooms, living room, kitchen, garden and off-road vehicle parking.

- Entrance Lobby
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Off Road Parking
- Rear Enclosed Garden

Guide Price: £215,000



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. A newly opened railway station now also connects to Ely and beyond. 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 LOBBY With door to:-

LIVING ROOM 15'3" x 11'8" (4.66 m x 3.55 m) With double glazed window to front aspect and radiator.

KITCHEN 11'8" x 7'10" (3.55 m x 2.39 m) Fitted with a matching range of wall and base units with work surfaces over, tiled splashbacks and inset single drainer sink unit with mixer tap. Fitted electric oven and hob, double glazed window to rear aspect and door leading to garden.

FIRST FLOOR LANDING

BEDROOM ONE 11'8" x 11'2" (3.55 m x 3.41 m) With double glazed window front aspect and radiator.

BEDROOM TWO 8'8" x 8'1" (2.63 m x 2.47 m) With double glazed window to rear aspect and radiator.

BATHROOM Fitted with a three piece suite comprising panel enclosed bath with shower above, low-level WC and pedestal wash hand basin. Tiled surrounds.

EXTERIOR To rear of the property you will find a fully enclosed garden which is predominantly lawned with an area to the rear which can be used as a driveway providing off-road vehicular parking.

AGENTS NOTE – all photographs have been enhanced for marketing purposes.

Tenure The property is Freehold

Council Tax Band B **EPC** To Follow

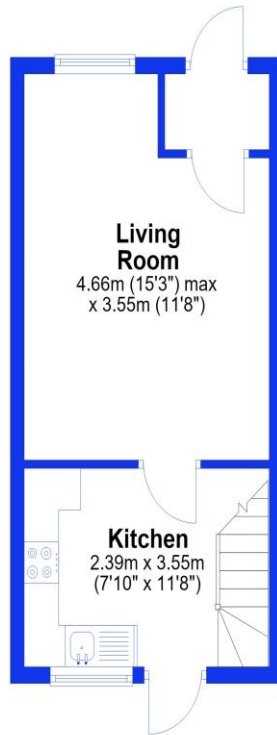
Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7542



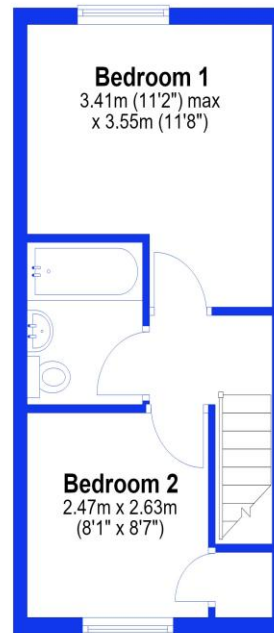
Ground Floor

Approx. 25.4 sq. metres (273.4 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.4 sq. feet)



Total area: approx. 50.8 sq. metres (546.7 sq. feet)

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.