



Paddock Street, Soham, CB7 5JA

CHEFFINS

Paddock Street

Soham,
CB7 5JA

- Detached House
- Modernisation Required
- 2 Reception Rooms
- 3 Bedrooms

A detached property situated in the heart of this popular Town, being offered for sale with the advantage of no upward chain. In need of updating, the property offers scope for further improvement throughout. Accommodation briefly comprises 3 bedrooms, 2 reception rooms, kitchen, bathroom, brick built outbuilding, double garage and driveway.



Asking Price £265,000





LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

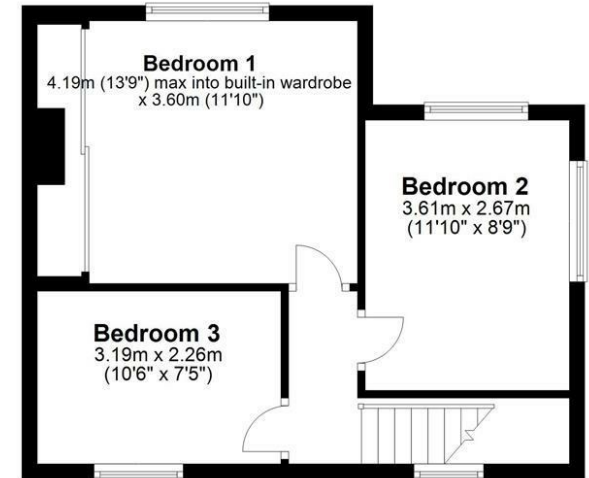
Ground Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 89.2 sq. metres (959.8 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.