



44a Hall Street

Soham, Ely, Cambs, CB7 5BW

Guide Price £120,000



Description

Well-presented 2 bed maisonette specifically designed for the over 55's. The property benefits from double glazing, electric heating, 2 double bedrooms, allocated parking, 151-year lease remaining and located in a popular residential area of the town.



Soham

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 doctor's 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.

Entrance Hall

Stairs to first floor. Fusebox. Part double glazed entrance door and window. Dimplex electric storage heater. Ceiling light point.

Landing

Access to loft space. Ceiling light point. Cupboard housing hot water tank with immersion heater and shelving.

Living Room - 4.39m x 3.45m (14'5" x 11'4")

Double glazed window to the rear aspect. Dimplex electric storage heater. Coved ceiling. with light point. Door to:

Kitchen - 2.67m x 2.44m (8'9" x 8'0")

Range of units at base and wall level with roll-top work surfaces over. One and a half bowl stainless steel sink with mixer tap. Space for fridge. Space and plumbing for automatic washing machine. Space for free standing cooker. Double glazed window to the rear aspect. Tiled splash areas. Fluorescent strip light.

Bedroom 1 - 3.78m x 3m (12'5" x 9'10")

Double glazed window to the front aspect. Dimplex electric storage heater. Coved ceiling with light point. Over-stairs bulkhead cupboard/wardrobe.

Bedroom 2 - 3.1m x 2.72m (10'2" x 8'11")

Double glazed window to the front aspect. Electric radiator. Coved ceiling with light point.

Bathroom - 1.96m x 1.91m (6'5" x 6'3")

Panelled bath with mixer tap and Triton electric shower and screen over. Low level WC. pedestal wash basin. Double glazed window to the side aspect. Heated towel rails. Tiled splash areas. Ceiling light point.

Outside

There is a small private laundry drying area with timber shed and an allocated parking space.

Property Information.

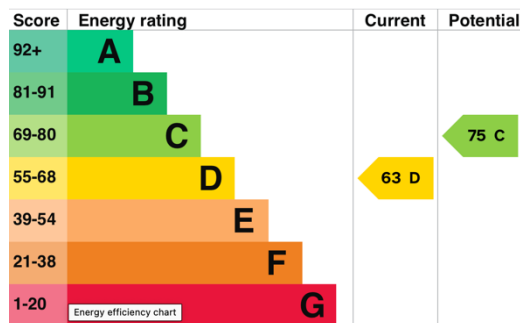
Local Council is East Cambridgeshire District Council
 Council Tax Band is A
 Property is Leasehold with 151 years remaining.
 Service charge to Sanctuary Housing is £115.83 per month inc buildings insurance.
 Restrictions apply in that the property is only available to over 55's but pets are allowed.
 Allocated parking and laundry drying area.
 No flood risk
 The vendors inform us there are no wayleaves, easements or rights of way
 Broadband estimated speeds - Standard 14 mbps, Superfast 80 Mbps, Ultrafast 1000 mbps



Floor Plans



Energy Efficiency Graph



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