



Fountain Lane, Soham, Ely, CB7 5ED

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Fountain Lane, Soham, Ely, Cambridgeshire, CB7 5ED

A rare opportunity to purchase a detached two bedroom Victorian cottage with potential to expand and improve (subject to planning) which lies in a desirable position with a delightful garden backing onto the recreation ground.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Ground Floor Shower Room
- Two Bedrooms
- Rear Enclosed Garden
- No Upward Chain

Guide Price: £235,000



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. 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 HALL Entrance door with glazed insets and staircase rising to first floor.

SITTING ROOM 12'0" x 11'6" (3.66 m x 3.50 m) Dual aspect room with double glazed sash window to front and window to rear towards the rear garden. Radiator.

DINING ROOM 12'0" x 11'7" (3.66 m x 3.54 m) with double glazed sash window to front. Built-in cupboards (one understairs), two radiators and door though to:-

KITCHEN 9'0" x 7'6" (2.74 m x 2.29 m) with double glazed window, fitted with a range of matching wall and base units with drawers and roll edge work surfaces over with tiled splashbacks. Radiator. Cooking appliances include an electric oven/grill with four ring halogen hob and extractor hood over. Stainless steel single drainer sink unit. Door to:-

INNER LOBBY with space for washing machine and tumble dryer (subject to measurements), door leading through to:-

SHOWER ROOM with double glazed window to rear. Suite comprising WC, corner shower cubicle and pedestal wash hand basin with tiled splashbacks. Radiator. Extractor fan (not tested).

FIRST FLOOR LANDING with double glazed window to rear, radiator.

BEDROOM ONE 12'0" x 11'4" (3.66 m x 3.45 m) with double glazed sash window to front. Radiator.

BEDROOM TWO 12'0" x 10'5" (3.65 m x 3.18 m) to chimney breast. Double glazed sash window to front. Built-in cupboard to chimney breast recess, also housing the wall mounted gas fired boiler serving the central heating and hot water systems.

EXTERIOR Fountain Lane lies just off Soham High Street. Beginning with a fine church it consists of a wide variety of properties varying in age and design. This particular example is a double fronted detached house which, we suspect, was probably built sometime during the mid to late 1800's. Backing onto park land there is side gated access to the rear garden which consists of three lawned areas, a winding path and beds packed with a wide range of shrubs and perennials. Outside WC.

Tenure The property is Freehold

Council Tax Band C **EPC** D (58/86)

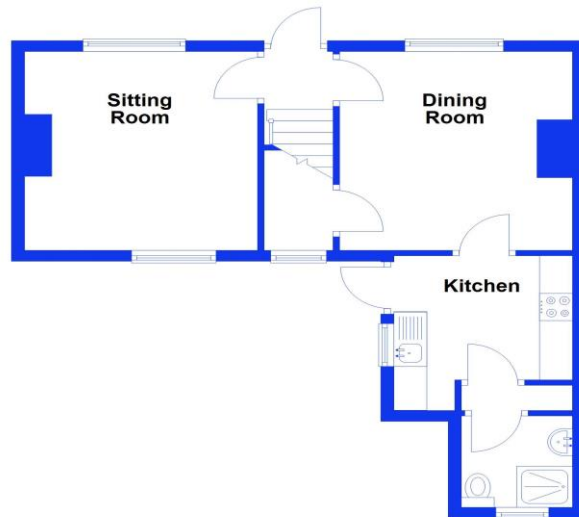
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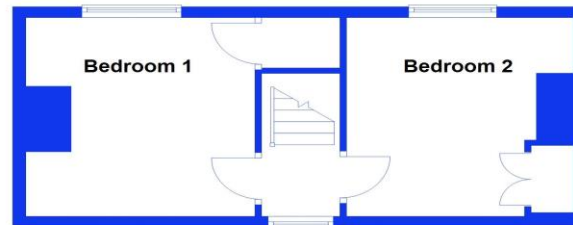




Ground Floor
Approx. 41.6 sq. metres (447.8 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 72.2 sq. metres (776.7 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. (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.