



19 Sand Street
Soham, Ely CB7 5AA
Offers In Excess Of £330,000

19 Sand Street, Soham, Ely CB7 5AA

A detached family home standing within a generous size plot and superbly positioned within striking distance of a highly regarded secondary school.

The property offers light and airy accommodation to include an entrance hall, living room, dining room, kitchen, cloakroom, three bedrooms and a family bathroom.

Externally the property offers an extensive driveway with ample parking, extended garage/workshop and a fully enclosed rear garden providing a lovely addition to the property.

Offered for sale with the distinct advantage of NO ONWARD CHAIN - viewing is recommended.

Council Tax: D (East Cambs)

EPC: C

Accommodation Details

Part glazed front door with storm porch leading through to:

Entrance Hall

With staircase rising to the first floor, window to the front aspect, radiator, doors to:

Living Room 13'5" x 13'0" (4.09m x 3.96m)

With window to the front aspect, TV aerial connection point, radiator, leading through to:

Dining Room 9'8" x 9'4" (2.95m x 2.84m)

With window to the rear aspect, radiator, door to:

Kitchen 10'6" x 10'1" (3.20m x 3.07m)

Fitted with a range of base level storage units with working top surfaces over, two built-in storage cupboards, space for gas cooker, space for fridge/freezer, space and plumbing for washing machine, vinyl flooring, radiator, window to the rear aspect, door leading through to:

Integral Garage/Workshop 23'0" x 15'7" (7.01m x 4.75m)

With up and over style door, power and lighting, built in storage cupboard, window to the rear aspect and pedestrian door leading to the rear.

Cloakroom

Comprising low level WC and hand wash basin, radiator, window with obscured glass to the front aspect.

FIRST FLOOR

Landing

With built-in storage cupboard, window to the side aspect, doors to:

Bedroom 1 13'10" x 11'3" (4.22m x 3.43m)

With window to the front aspect, radiator.

Bedroom 2 11'3" x 10'10" (3.43m x 3.30m)

With window to the rear aspect, radiator.

Bedroom 3 8'10" x 8'3" (2.69m x 2.51m)

With window to the front aspect, radiator.

Bathroom 5'9" x 5'7" (1.75m x 1.70m)

Suite comprising hand wash basin and bath with shower over, radiator, window with obscured glass to the rear aspect.

WC

With low level WC, radiator, window with obscured glass to the side aspect.

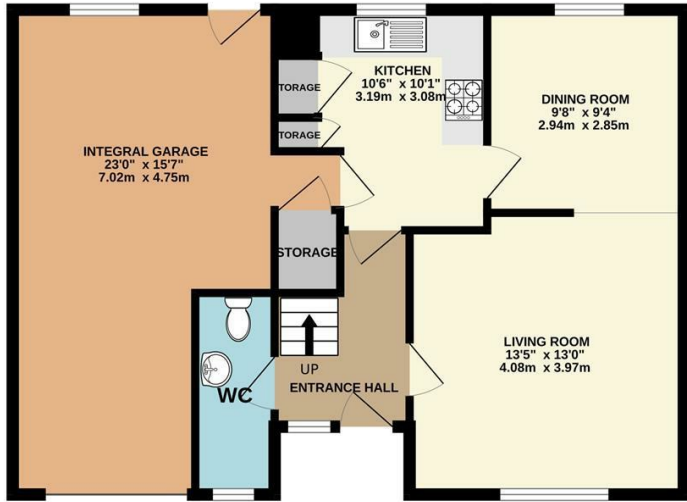
Outside - Front

Enclosed front garden laid to lawn with borders containing a variety of mature plants/shrubs, good size drive with access to garage.

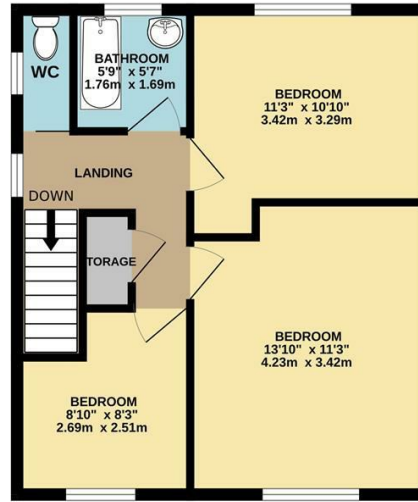
Outside - Rear

Superb fully enclosed and well tended rear garden predominantly laid to lawn with a plethora of mature plants/shrubs.

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



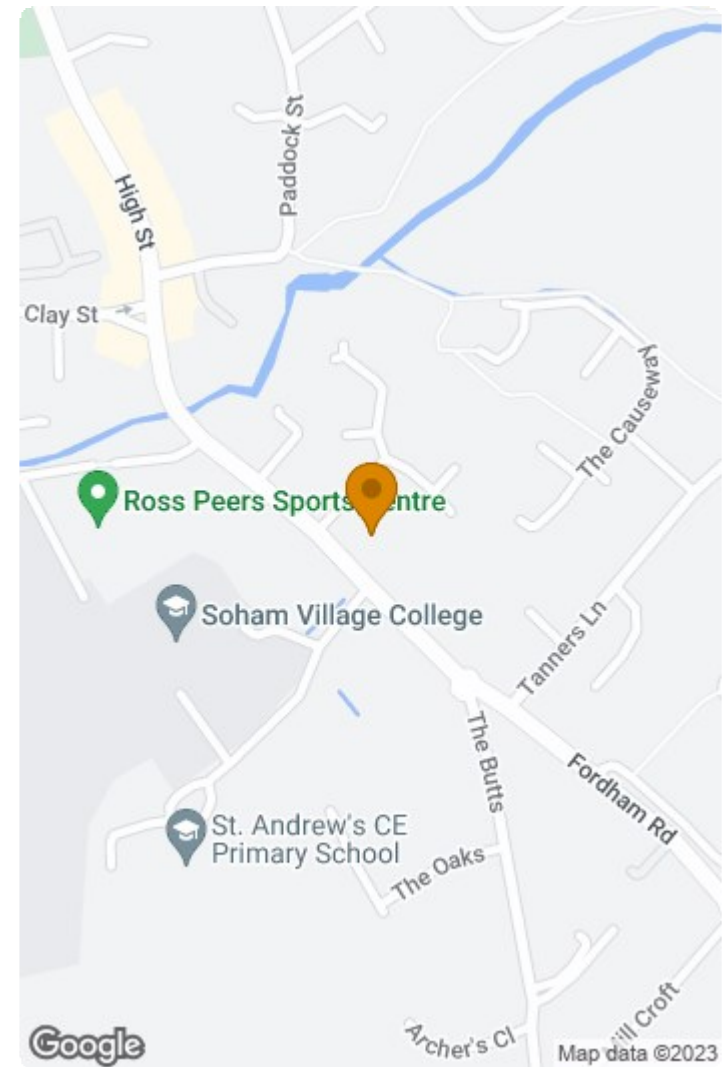
1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 69, Potential 83
 Environmental Impact (CO₂) Rating: Current E, Potential A

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