



Clay Street
Soham, CB7 5HH
Offers In Excess Of £200,000

Clay Street, Soham, CB7 5HH

A Victorian family home standing within the heart of the town centre and offered for sale with the distinct advantage of no onward chain.

Rather deceptive, this property offers accommodation to include a living room/dining room, kitchen, bathroom and three double bedrooms.

Externally the property offers an enclosed garden with extensive raised decking area and enjoying lovely views to the rear overlooking the recreation ground.

EPC (E)

Council Tax Band B (East Cambs)

Accommodation Details:

Living Room 22'2" x 12'9" (6.77 x 3.90)

With TV connection point, storage cupboard and window to the front aspect.

Rear Hall

With door leading through to:

Kitchen 8'5" x 8'0" (2.58 x 2.45)

Fitted with matching eye and base level storage units with working tops over, integrated oven and gas hob with extractor hood, inset sink with mixer tap, tiled splashback areas, storage cupboard radiator and window to the side aspect.

Bathroom

Comprising of low level WC, pedestal sink basin, panelled bath and window to the rear aspect.

First Floor Landing

With doors through to the bedrooms.

Bedroom 1 12'9" x 10'8" (3.90 x 3.26)

Double bedroom with radiator and window to the front aspect.

Bedroom 2 11'5" x 9'8" (3.50 x 2.96)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 11'5" x 9'3" (3.50 x 2.82)

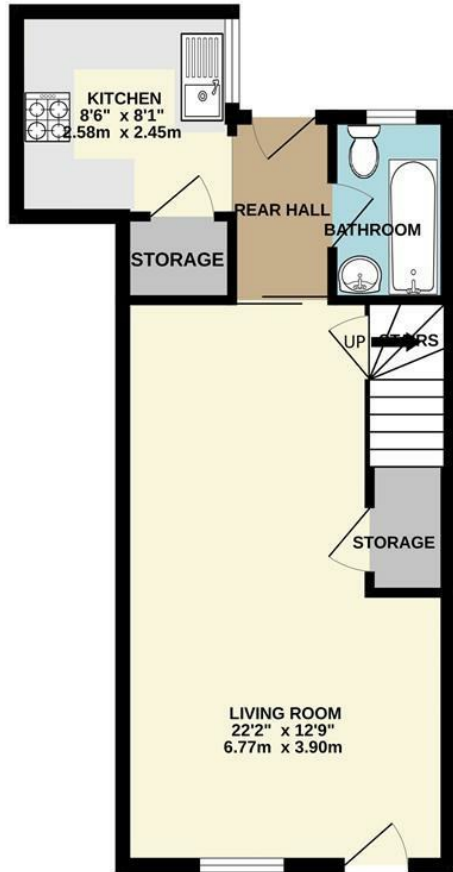
Double bedroom with radiator and window to the rear aspect.

Outside - Rear

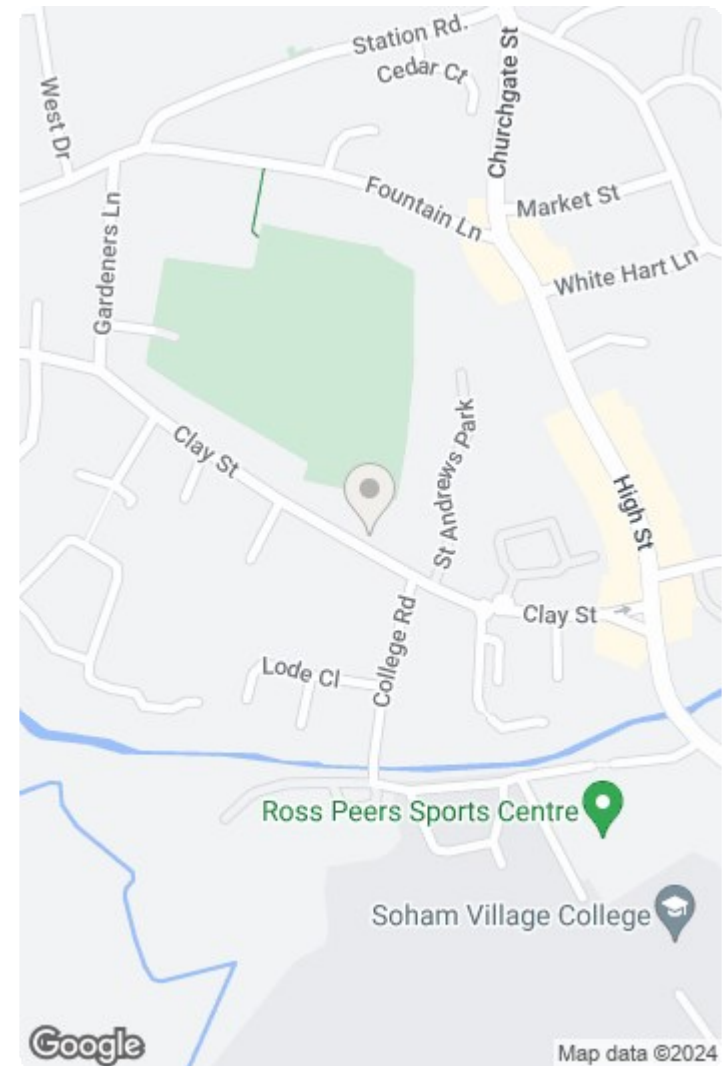
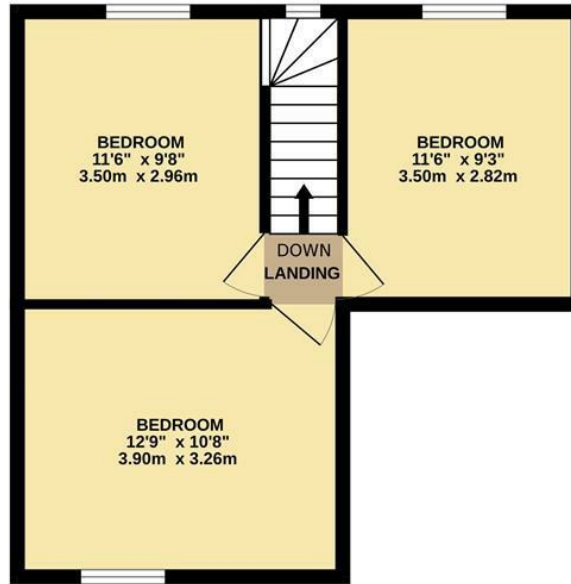
Fully enclosed garden with patio seating area, lawn area and decking.



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



26 CLAY STREET

TOTAL FLOOR AREA: 817 sq.ft. (75.9 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.

Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
		85	47				
Very energy efficient - lower running costs (1-10)				Very environmentally friendly - lower CO ₂ emissions (1-10)			
Not energy efficient - higher running costs (1-10)				Not environmentally friendly - higher CO ₂ emissions (1-10)			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

