



**Brewhouse Lane**  
**Soham, CB7 5JD**  
**Guide Price £280,000**

## Brewhouse Lane, Soham, CB7 5JD

A modern family home standing towards the end of a cul-de-sac and located within this well served and well regarded town.

Extended and improved by the current owners, this property offers accommodation to include living room, separate dining room, refitted kitchen, three good size bedrooms and a family bathroom. Benefiting from gas heating and double glazing.

Externally the property offers a fully enclosed low maintenance rear garden.

### Porch

With window to front aspect and door through to the:

### Kitchen 11'6" x 10'0" (3.51 x 3.07 )

Fitted with a range of both eye and base level storage units and granite working surfaces over, inset stainless steel sink and drainer with mixer tap and tiled splashback areas. Integrated appliances to include a double oven, ceramic hob with extractor hood above, fridge/freezer and dishwasher. Radiator, storage cupboard, staircase rising to the first floor, windows to the front and side aspects.

### Living Room 17'10" x 11'10" (5.45 x 3.61)

Spacious living room with featured fireplace, TV connection point, radiator, French style doors out to the rear garden and double doors through to the:

### Dining Room 11'8" x 9'8" (3.56 x 2.95)

With radiator and windows to the rear and side aspect.

### First Floor Landing

With access to loft.

### Bedroom 1 11'10" x 9'8" (3.63 x 2.97)

Double bedroom with built in wardrobes and over head storage cupboard, radiator and window to the rear aspect.

### Bedroom 2 12'11" x 7'7" (3.96 x 2.32 )

Radiator, airing cupboard and window to the rear aspect.

### Bedroom 3 8'5" x 7'6" (2.59 x 2.31)

Radiator, storage cupboard and window to the front aspect.

### Bathroom

Three piece suite comprising of a concealed WC, wash basin with vanity cupboards under, enclosed shower cubicle, parted tiled walls, heated towel rail and window to the front aspect.

### Outside - Rear

Low maintenance rear garden with shingle area, extensive patio area, outdoor lighting and side pedestrian gate.

### Outside - Front

Predominately laid to paving with parking spaces for up to two vehicles.

### Garage

Up and over door.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Semi-detached

Property Construction – Standard

Number & Types of Room –

Please refer to the floorplan

Square Meters - 86 SQM

Parking – Garage & off road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast

available, 1000Mbps download,

1000Mbps upload

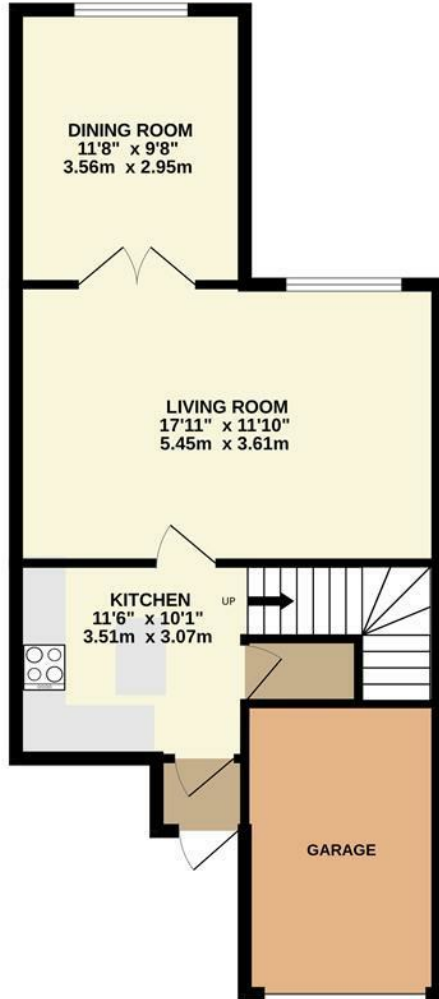
Mobile Signal/Coverage – Good

Rights of Way, Easements,

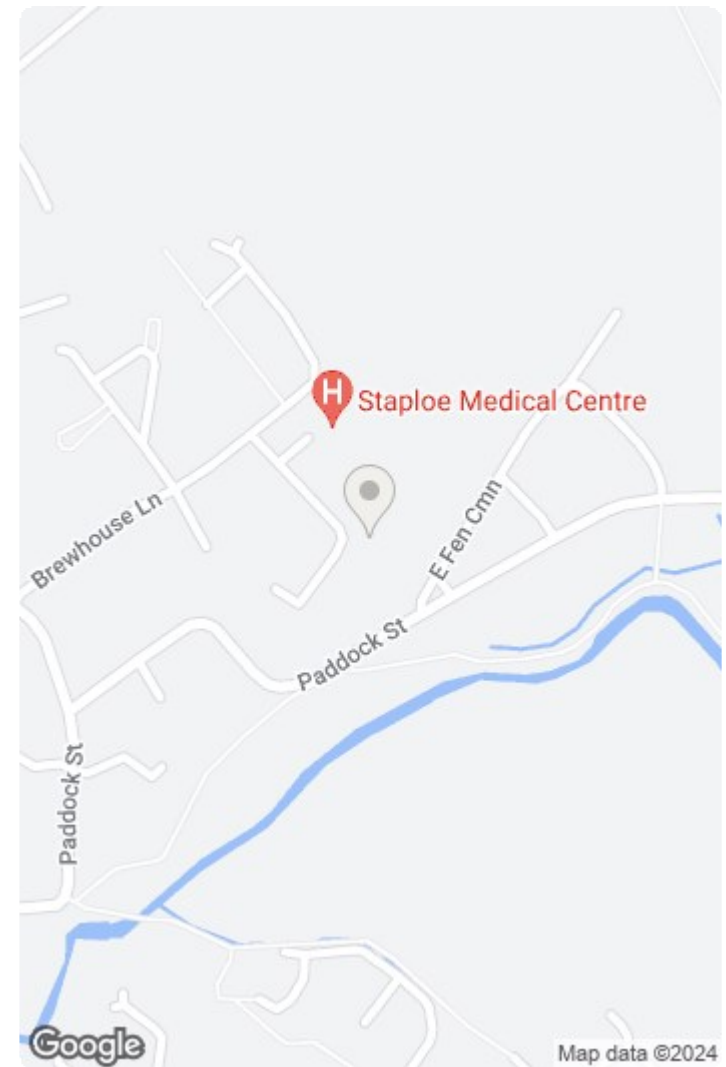
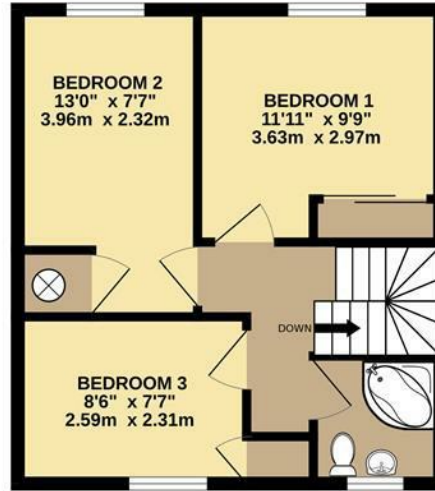
Covenants – None that the vendor is aware of



GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

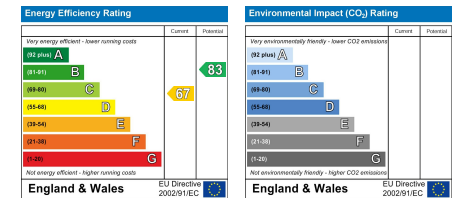


1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 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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