



13 Clay Street, Soham
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£220,000

13 Clay Street

Soham, Ely

A period terraced cottage conveniently situated for the centre of Soham and offered for sale with no upward chain. Comprises lounge, separate dining room, modern kitchen, utility, two double bedrooms, bathroom and good sized lawned garden. Benefits include gas central heating and UPVC double glazing.

Council Tax Band: B

Tenure: Freehold

EPC: D

- Period Terraced Cottage
- Two Double Bedrooms
- Lounge & Dining Room
- Well Maintained Kitchen & Bathroom
- Utility
- Good Sized Rear Garden
- Gas Central Heating & UPVC Double Glazing
- No Upward Chain
- Ideal First Time Or Investment Purchase



Lounge

With door and double glazed window to front, radiator.

Dining Room

With double glazed window to rear, door to staircase, understairs cupboard, radiator.

Kitchen

With double glazed window to side, fitted with a range of matching wall and base units, drawers and worktops, built in electric oven and hob, extractor hood, radiator.

Utility

With doors to side and rear, plumbing for washing machine, radiator.

Landing

Bedroom 1

With double glazed window to front, radiator.

Bedroom 2

With double glazed window to rear, radiator.

Bathroom

With low level WC, wash basin, bath with shower above, radiator.

Outside

A pedestrian access shared with the neighbour leads to a good sized rear garden which is mainly laid to lawn.

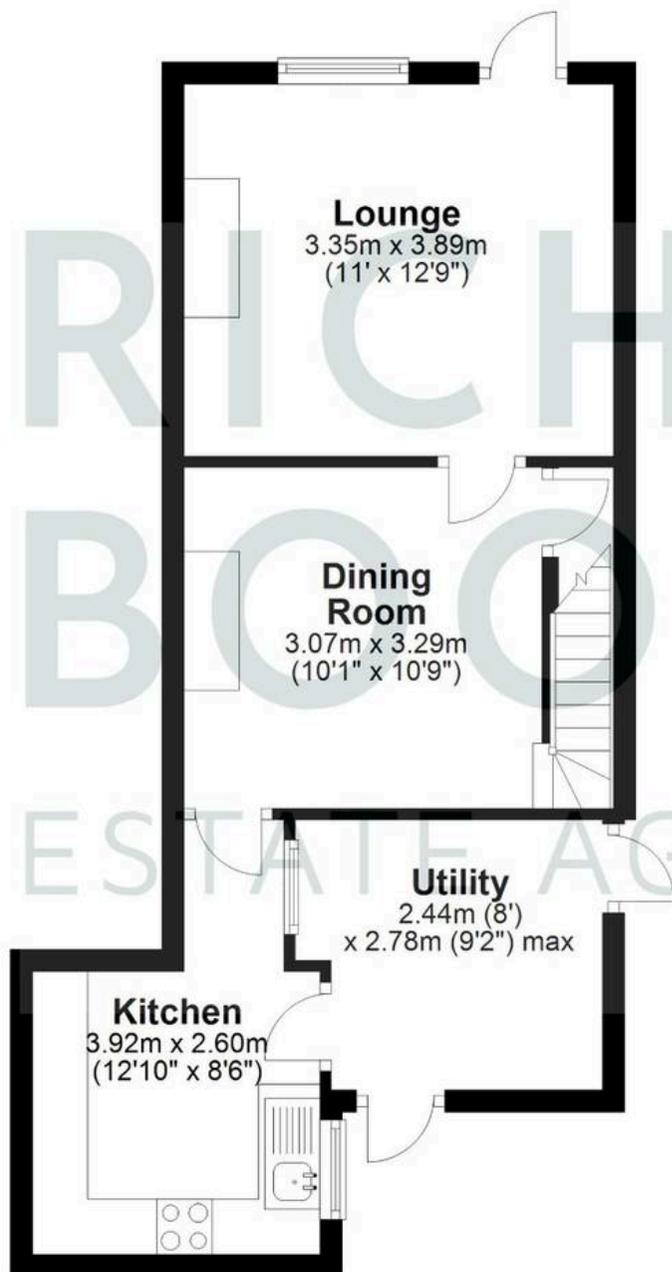






Ground Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 sq. feet)



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