



30 Bancroft Lane
Soham, CB7 5DG
Guide Price £155,000

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This one bedroom first floor apartment offers excellent space and is located in a quiet position on the outskirts of the town.

With accommodation comprising of entrance hall, open plan living/dining room, kitchen, bedroom with dressing area and bathroom. Externally the property offer a fully enclosed garden and allocated parking space.

An ideal first time or investment purchase.

NO CHAIN

Main First Floor Apartment

With access to airing cupboard, window to the rear aspect and door through to the:

- Double Bedroom
- Allocated Parking

Living Room 14'5" x 12'3" (4.40 x 3.74)

Viewing Highly Recommended

Spacious living/dining room with radiator, window to the front aspect and opening through to the:

Kitchen 12'3" x 6'6" (3.74 x 1.99)

Fitted with a range of matching eye and base level storage units with working surfaces over, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated oven with four-ring gas burner hob and extractor hood above, space for a fridge/freezer and washing machine. Tiled flooring and window to the front aspect.

Bedroom 15'1" x 10'5" (4.61 x 3.18)

Double bedroom with built-in wardrobes, radiator, window to the side and rear aspect.

Bathroom 15'1" x 10'5" (4.61 x 3.18)

Three piece white suite comprising a low level WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, heated towel rail and window to the rear aspect.

Modern Kitchen

Fully enclosed rear garden with shed. One allocated parking space.

Ideal First Time Buy or Investment

Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.

Property Details

Maintenance Fee - £46.26 a month which includes Zurich building insurance for the flat and maintenance of the outside areas. £200.00 per annum ground rent
EPC - C
Tenure - Leasehold - 170 Years
Remaining £46 per month service charge

Generous Living Room

Cambridgeshire
Property Type - Flat
Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Meters - 82.80 SQM
Parking - Allocated Space

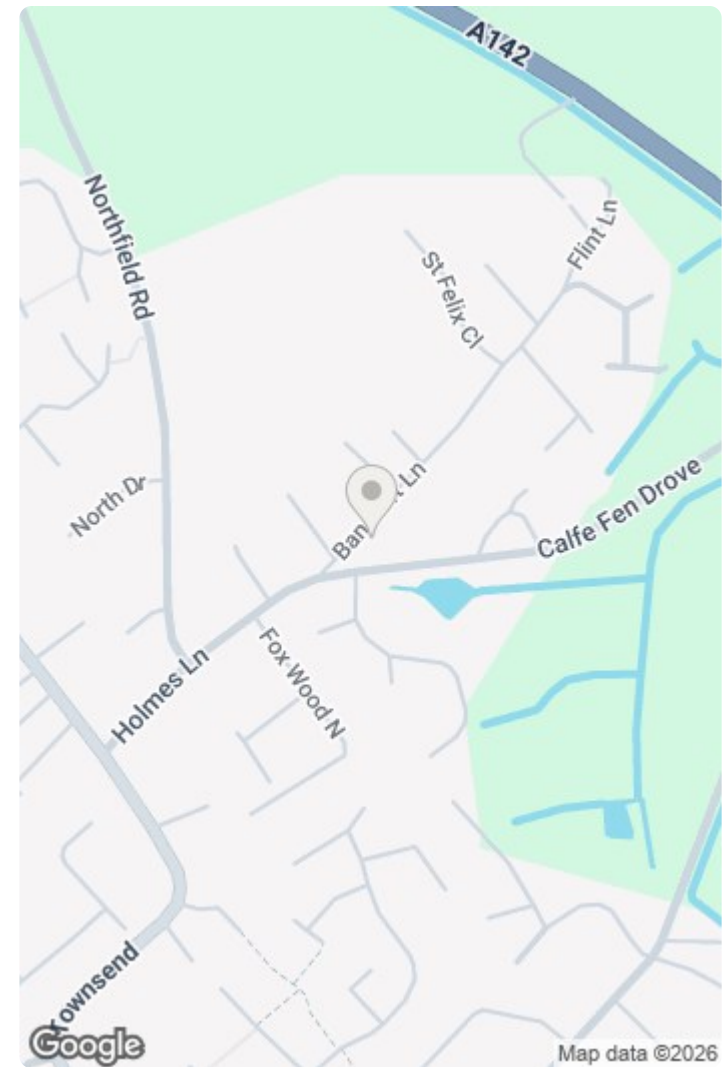
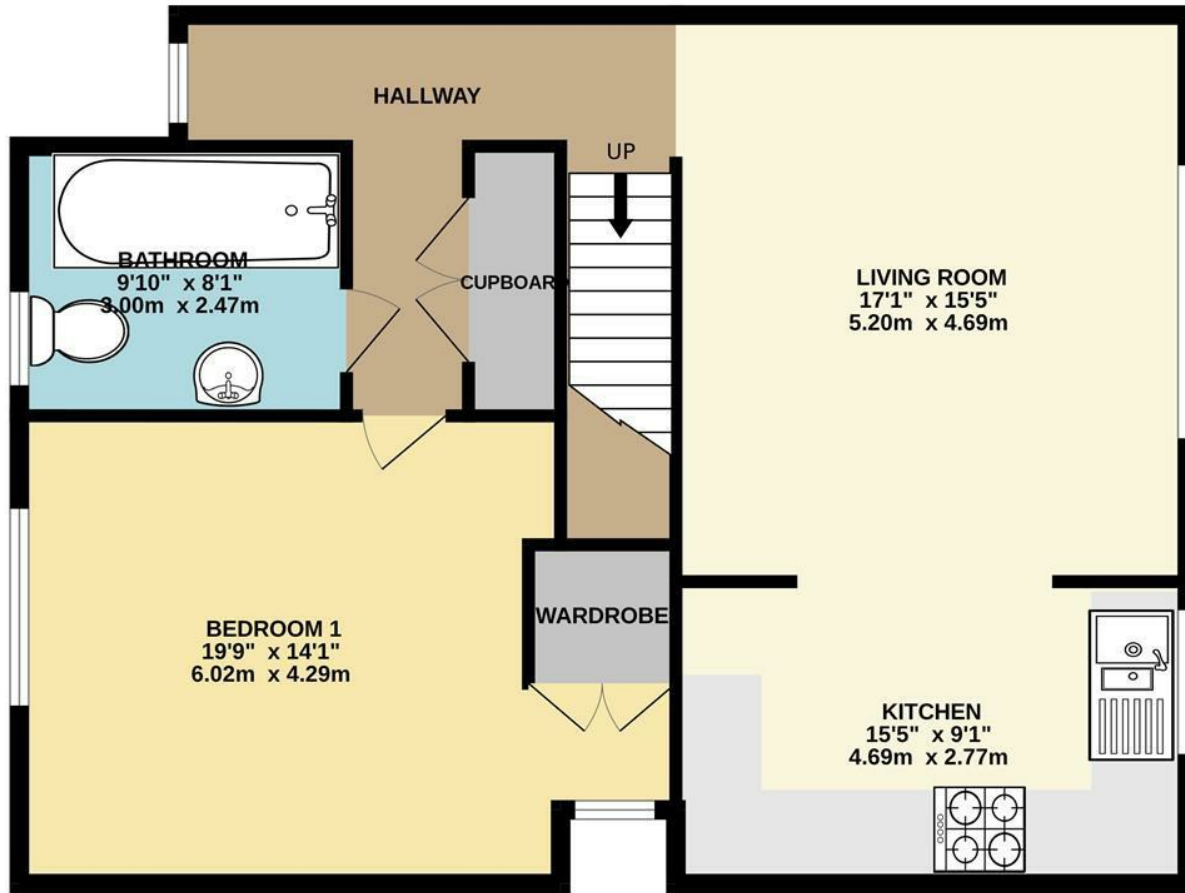
Electric Supply - Mains
Water Supply - Mains

Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type - Ultrafast available, 1800Mbps download, 1000Mbps upload

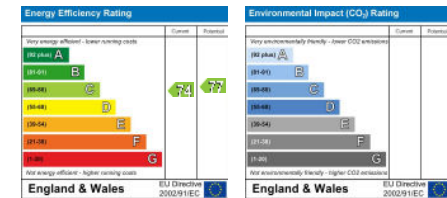
Mobile Signal/Coverage - Ofcom advise good on all networks
Rights of Way, Easements, Covenants - None that the vendor is aware of



FIRST FLOOR



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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