



Pratt Street

Soham

Guide Price £350,000

LACY SCOTT
& KNIGHT

est. 1869

Sunnyside

30 Pratt Street | Soham | Ely | CB7 5BH

Ely Station 5 miles with journey time to London Kings Cross approx 1hr 09m, Newmarket via A14 8.7 miles, Cambridge 20.9 miles

An unlisted property in a conservation area – positioned close to the town centre of Soham on the corner of Ten Bell Lane – first time to the market in over 70 years. A wonderful opportunity to acquire an interesting period property with so much potential to update now.

Period Property | Town Centre | Spacious Accommodation | Large walled garden | Potential for updating | 2/3 Bedrooms | 2/3 Receptions | 2 Bathrooms | Double Garage | No onward Chain

30 Pratt Street

The property presents to the street, brick elevations under a tiled roof, with sash windows and the central front door, behind a low brick wall with wrought iron railings above. The rear elevations of the property are pebble-dashed, and under flat / tiled / slate roofs, with some double glazed windows to the rear. The property is attached to one neighbour to the rear.

The front door with stained glass panels, leads into the attractive double height hallway – which features an elegant turning staircase, stained glass high level landing window, with doors into all three reception rooms. The original sitting room, is a good size with a ‘modern’ brick built fireplace, sash window to the front, and double doors to a further reception room in an extension to the rear.

The second original reception room to the front, which has had several different uses – originally the dining room, more recently used commercially as a hairdressing salon, and also as a ground floor bedroom. There is a vanity basin plumbed in, and two storage cupboards.



There is a useful utility room, originally a small kitchen, with space and plumbing for appliances, an oil fired boiler, with an internal window, which leads into the ground floor shower room with a window to the side.

The rear extension incorporates a large reception room, this space has a flat roof above, potentially giving an opportunity to build over to extend the first floor accommodation.

To one end of this is a kitchen with modern white units, space for cooker, and unusually with a glass conservatory style roof. This space is probably now ready for updating / replacement.

The turning stairs lead to a galleried central landing, with doors to both spacious bedrooms on the first floor.

Bedroom 1 has some built in wardrobes, and a small tiled fireplace, sash window to the front, continues with access through a lobby area with a built in wardrobe and cupboards above, and access hatch up to the second floor attic. The attic was historically used for accommodation and has the potential, for adding further accommodation into the roof void and possibly reinstating dormers, subject to gaining the relevant approvals.

This lobby also leads through to the first floor bathroom. This is a spacious room, with window to the rear, fitted with white suite, separate bath and shower, and airing cupboard. The second bedroom is also a generously sized double room, sash window to the front, with two built in cupboards.

Outside

To the front the small garden area is gravelled for low maintenance. A real feature is to the rear the property - enjoying a generous walled garden with a south-easterly aspect, mainly laid to lawn and with a summerhouse to the end. Immediately behind the house and garage is a concreted patio area covered with a timber / polycarbonate roof veranda construction. There is an oil tank to the side and plenty of space to add further shed(s) etc if required. There is rear access through the garage to the street.

The double garage has 2 electric up-and-over doors, with further rear garage doors, for vehicle access through to the rear garden, and pedestrian access via a gate to the side.

Location

The property is well located close to the town centre of Soham, which sits almost midway between the towns of Newmarket and historic cathedral city of Ely.

Property Information:

Services: Mains Water, Electricity, Drainage, Oil Fired Heating

Local Authority: East Cambridgeshire District Council. Council Tax Band C.

Tenure: Freehold.

Broadband: Ultrafast predicted download speed 1800 Mbps and predicted upload speed 1000 Mbps. (Information taken from Ofcom website).

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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Mobile Coverage: Indoor – Likely/Limited and Outdoor Likely. (Information take from Ofcom website).

Agent's Note

Please note that the guide price has been reduced by £25,000 to reflect remedial works required. Please speak to the agent for further information.

Directions

Pratt St is a continuation of the High Street in Soham, approaching the property from the south, it will be found on the right hand side on the corner of Ten Bells Lane. What3words ///spell.slides.endearing

Pratt Street, Soham, Ely, CB7

Approximate Area = 1723 sq ft / 160 sq m

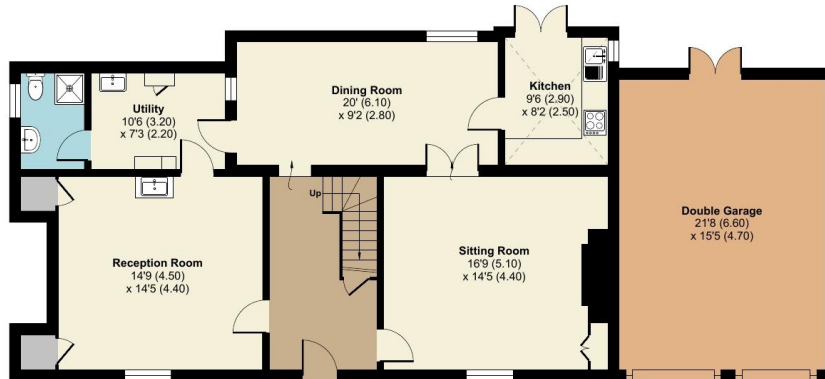
Garage = 334 sq ft / 31 sq m

Total = 2057 sq ft / 191 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lacy Scott & Knight. REF: 1296714



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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