



Morello Chase, Soham, Ely, Cambridgeshire

Pocock + Shaw

23 Morello Chase
Soham
Ely
Cambridgeshire
CB7 5ZU

A modern 3 bedroom town house with accommodation arranged over 3 floors and standing in a prime position with attractive views overlooking Morello Park. The property is superbly presented and benefits from a double aspect living room, a fitted kitchen/dining room, 2 double bedrooms an ensuite shower room and a bathroom on the 1st floor and a master bedroom with an ensuite on the top floor. Features include a well maintained low maintenance garden, a generous parking area and a garage to the side.

Guide Price £330,000



Location Soham is a well-served town located approximately 7 miles north west of Newmarket and 18 miles east of Cambridge. The town offers excellent local facilities including a variety of shops, well regarded primary schools and Soham Village College, rated Outstanding by OFSTED (with access to Cambridge for sixth form colleges), a health centre, a train station, public houses and many recreational facilities. Soham is within easy reach of the Cathedral City of Ely and the nearby horse racing town of Newmarket.

Accommodation

Entrance hall with stairs leading to the first floor, under stair cupboard.

Cloakroom with a handbasin and low level WC.

Living room a double aspect room with a pair of doors leading to the dining area.

Kitchen/dining room with a range of fitted base and wall mounted units, integrated stainless steel oven and grill with 4 burner gas hob and extractor hood over, cupboard housing gas fired boiler, tiled flooring and a pair of French doors leading to the rear garden.

First floor Landing with stairs leading to the second floor. airing cupboard.

Bedroom 2

Ensuite shower room with a tiled shower cubicle, handbasin and low level WC.

Bedroom 3

Bathroom with a bath, handbasin and low level WC.

2nd floor

Bedroom 1 a character double aspect room with part sloping ceilings.

Ensuite shower room with a tiled shower cubicle, handbasin and low level WC, part sloping ceilings.

Outside The property stands in an attractive position close to the end of a cul-de-sac and with views to the front over the open green space and play area.

There is an allocated parking space in a bay to the front of the house and an open plan front and side garden with stone shingles. To the side is further parking for several vehicles leading to a semi-detached garage, with light and power and a metal up and over door to the front. A pedestrian side gate leads to a low maintenance rear garden with a paved patio, artificial grass and stone shingle borders.

Services and tenure

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

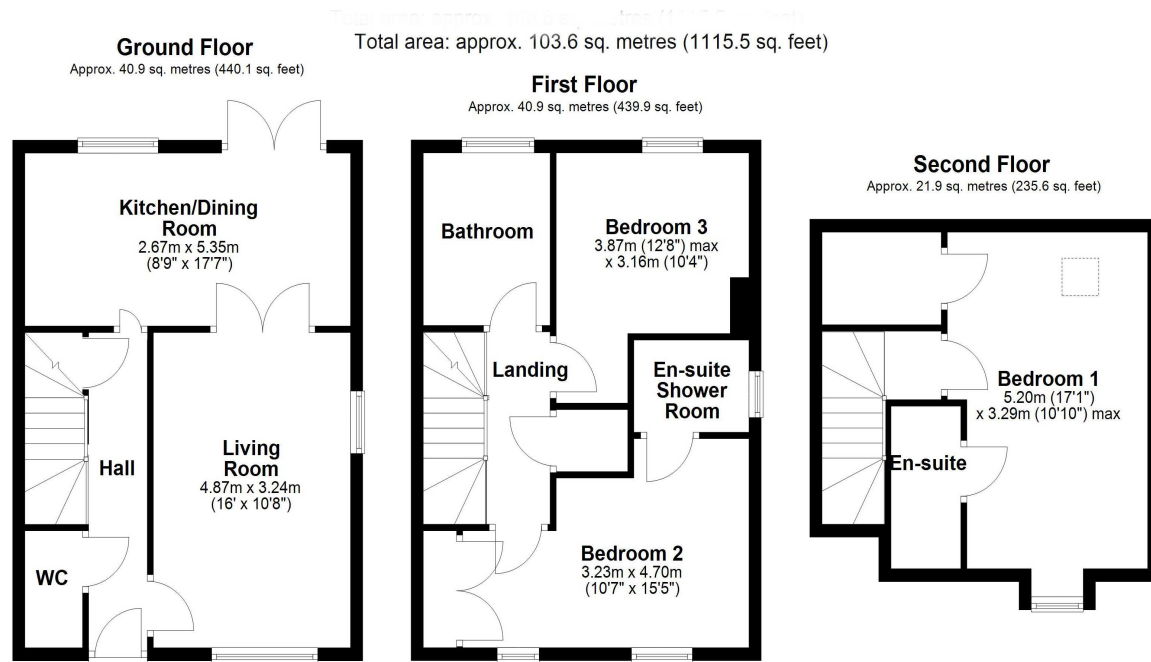
Internet connection, basic: 16 Mbps, Superfast 78Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available.EPC: B

Council Tax C East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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