



Millcroft
Soham, CB7 5AP
Offers In Excess Of £250,000

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Millcroft, Soham, CB7 5AP

A deceptively spacious three-bedroom end-terrace property situated on a quiet street in the popular, well-served town of town.

The ground floor includes a living room, dining room, kitchen, and a versatile third bedroom that can also function as a study. The first floor offers two double bedrooms and a bathroom. The property features gas-fired central heating and double-glazed windows throughout.

Outside, there is an enclosed rear garden primarily laid to lawn, and a single garage.

Viewing is recommended.

EPC D

Council Tax B (East Cambs)

Accommodation Details:

Double glazed front entrance door through to the:

Lounge 14'4" x 10'11" (4.37 x 3.33)

With featured cast iron fireplace, TV connection point, wooden flooring, radiator, window to the front aspect and door through to the:

Dining Room 14'4" x 10'9" (4.37 x 3.30)

Featured cast iron fireplace, wooden flooring, staircase rising to the first floor, radiator, window to the side aspect and door through to the:

Kitchen/Breakfast Room 16'5" x 14'3" (5.01 x 4.36)

Fitted with a range of eye and base level storage units with wooden working surfaces over, tiled splashback areas, undermounted ceramic sink with mixer tap over, space and plumbing for an oven, fridge and washing machine. Tiled flooring, radiator, window to the side aspect, rear external door and door through to the:

Study/Bedroom 3 13'3" x 9'4" (4.06 x 2.87)

Wooden flooring, radiator, window to the side aspect and rear external door.

First Floor Landing

With doors through to the bedrooms and bathroom.

Bedroom 1 10'11" x 9'8" (3.33 x 2.95)

Wooden flooring, radiator and window to the rear aspect.

Bedroom 2 10'11" x 9'8" (3.33 x 2.95)

Wooden flooring, radiator and window to the front aspect.

Bathroom

Three piece suite comprising a low level WC, pedestal wash basin, panelled bath with hand held shower head, laid wooden flooring, radiator, part tiled walls, obscured window to the rear aspect.

Garage

Shared access path to rear garage (not accessible by car),

Outside - Rear

Predominately laid to lawn rear garden with large timber garden shed.

Outside - Front

Enclosed frontage laid to shingle with pathway leading up to the front entrance.

Property Information:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - End Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 86 SQM

Parking - Garage

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 - Ofcom state limited

Rights of Way, Easements, Covenants - None

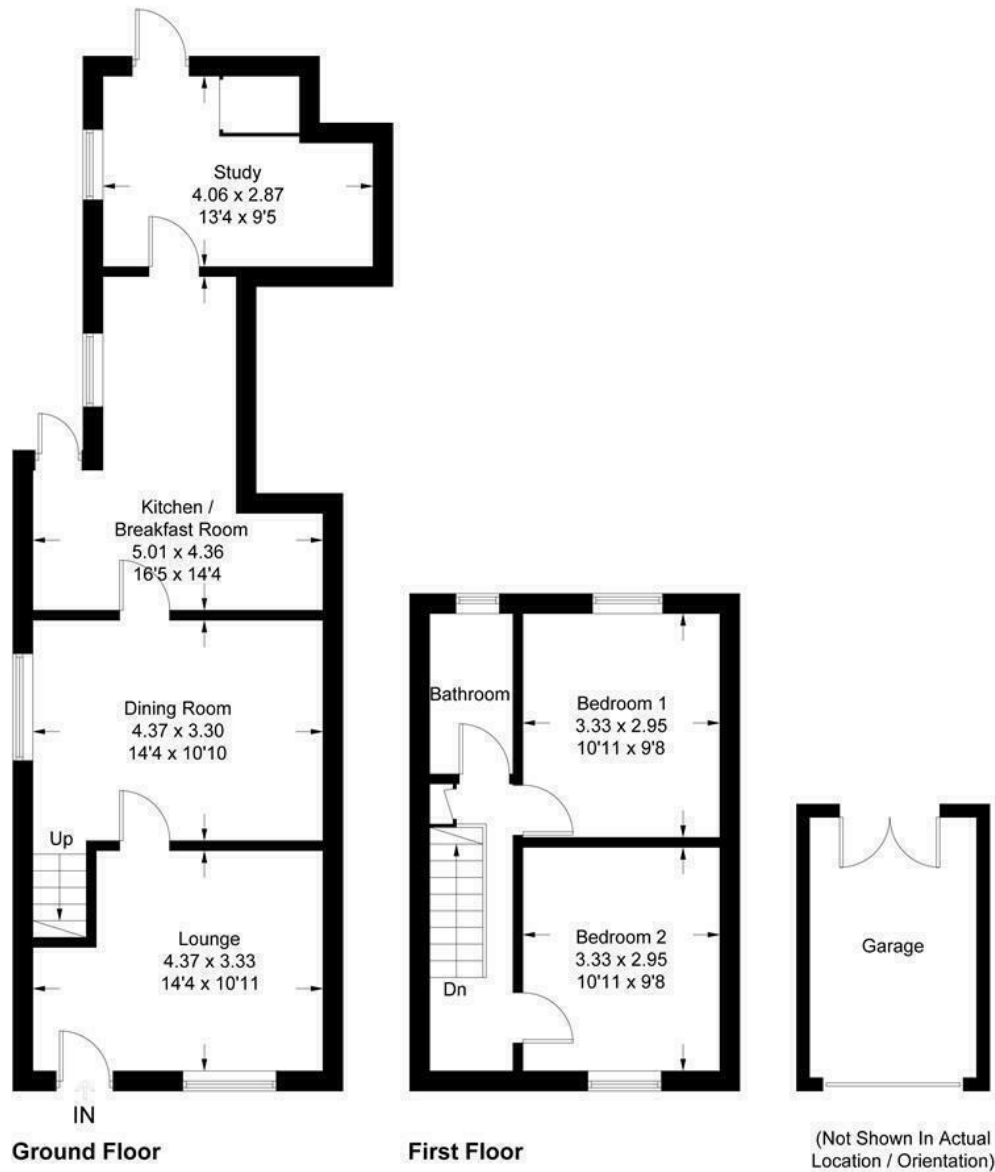
that the vendor is aware of

Location - What 3 Words -

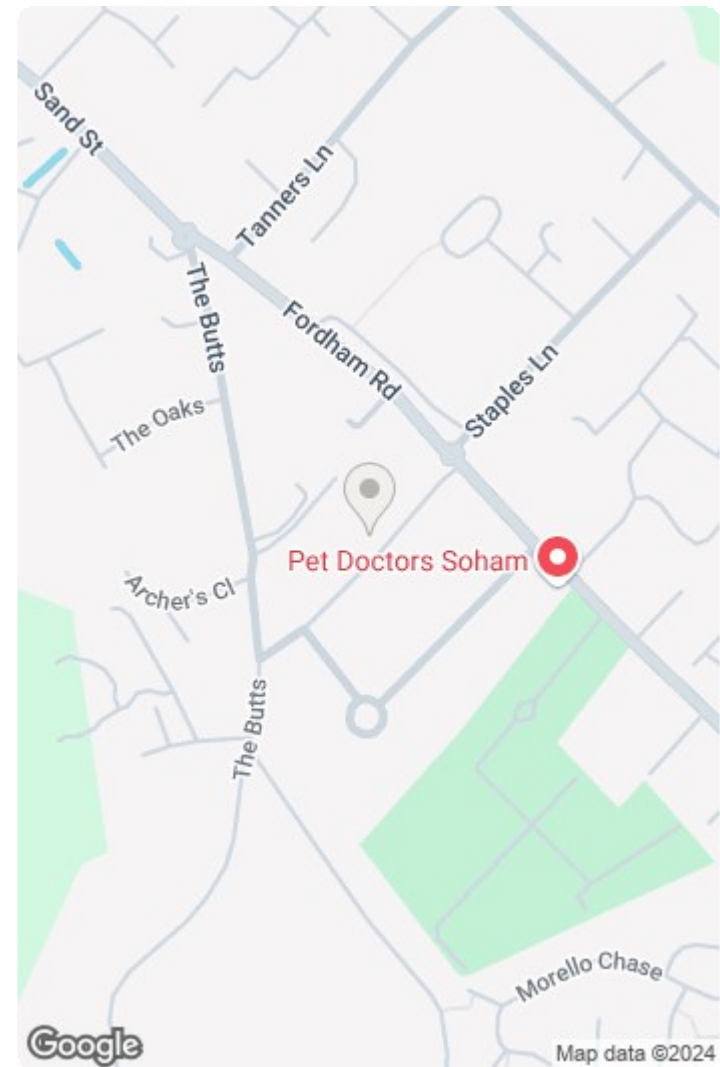
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Approximate Gross Internal Area = 85.0 sq m / 915 sq ft
(Excluding Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID992082)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	B	B
B	C	C	C
C	D	D	D
D	E	E	E
E	F	F	F
F	G	G	G

Energy Efficiency Rating: 60 (Current), 59 (Potential)

Environmental Impact (CO₂) Rating: 60 (Current), 59 (Potential)

England & Wales EU Directive 2002/91/EC

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