



**Morello Chase**  
**Soham, CB7 5WQ**  
**Guide Price £290,000**



## Morello Chase, Soham, CB7 5WQ

A modern, spacious family home located to the rear of this highly regarded development in the popular town of Soham.

Soham has several primary schools and a high achieving secondary school as well as providing all of the amenities along a busy High Street. Soham also has a railway station and offers road users a number of different routes into Cambridge.

Accommodation comprises a generous living room/diner, fitted kitchen, WC, three good size bedrooms, one en suite, and a family bathroom.

Outside there is an enclosed garden to the rear, allocated parking to the front and views overlooking open green space with immediate access to the public footpath network.

Viewing is highly recommended.

### About Soham:

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.

### Entrance Hall

With radiator, staircase rising to the first floor and door through to the:

### Kitchen 11'8" x 8'10" (3.56 x 2.70)

Fitted with a range of matching eye and base level storage units with working surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, integrated fridge and Hotpoint oven and gas burner hob with extractor hood above. Space and plumbing for a washing machine and dishwasher. Tiled flooring, radiator and window to the front aspect.

### WC 7'5" x 3'6" (2.28 x 1.08)

Low level WC, pedestal hand basin and radiator.

### Lounge/Dining Room 17'8" x 16'0" (5.41 x 4.90)

Good size lounge/dining room area with TV connection point, laid wooden style flooring, useful storage cupboard, radiator, window to the rear aspect and French doors out to the rear garden.

### First Floor Landing

With access to loft space and airing cupboard.

### Bedroom 1 14'0" x 8'3" (4.27 x 2.53)

Double bedroom with built-in wardrobes, radiator, window to the rear aspect and door through to the:

### Ensuite 7'10" x 3'8" (2.41 x 1.13)

Comprising a low level WC, pedestal hand basin, walk-in shower cubicle and radiator.

### Bedroom 2 9'10" x 8'3" (3.01 x 2.52)

Double bedroom with radiator and window to the front aspect.

### Bedroom 3 11'5" x 7'4" (3.50 x 2.25)

With radiator and window to the rear aspect.

### Bathroom 6'7" x 7'4" (2.02 x 2.26)

Three piece suite comprising a low level WC, pedestal hand basin, panelled bath, part tiled walls, radiator and obscured windows to the front aspect.

### Outside - Rear

Enclosed rear garden mostly laid to lawn with paved patio seating area. Outdoor lighting, socket and tap.

### Outside - Front

A variety of planted shrubbery with pathway leading up to the the front entrance. Allocated parking directly in front of the property for up to 3/4 cars.

### Property Information:

Maintenance fee - N/A

EPC - B

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - End Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 85 SQM

Parking – Allocated parking within the freehold

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - yes

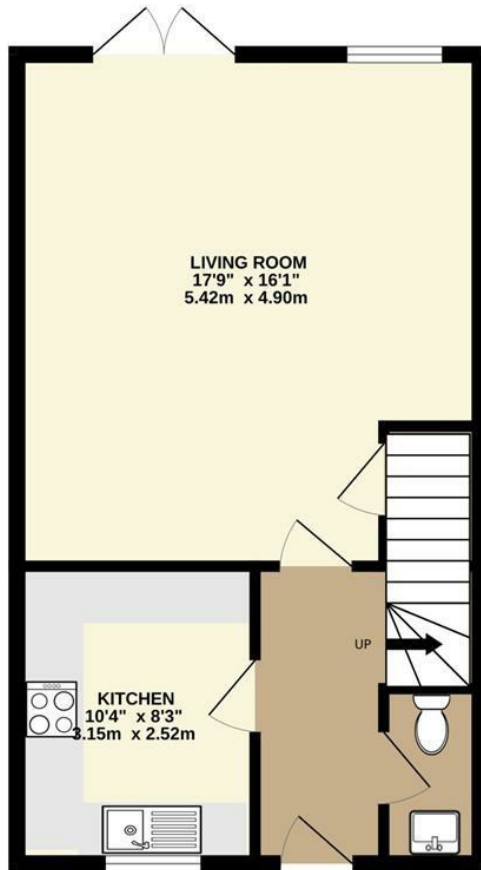
(Openreach)

Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload  
Mobile Signal/Coverage – Ofcom state limited

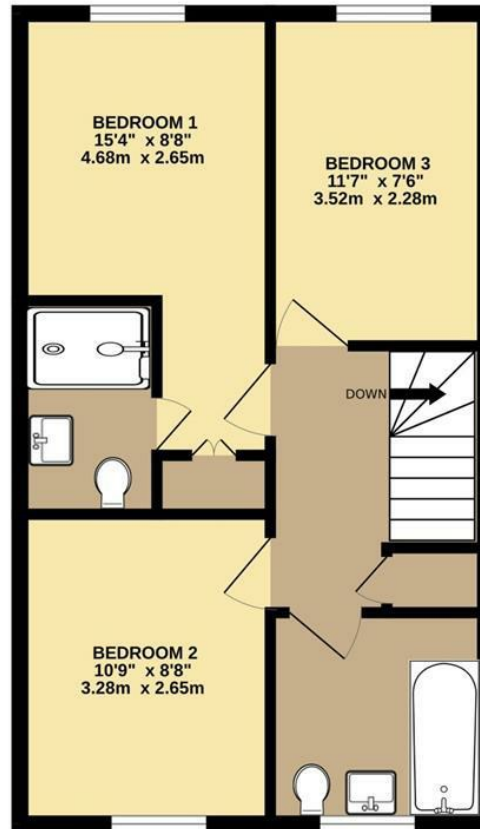
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.

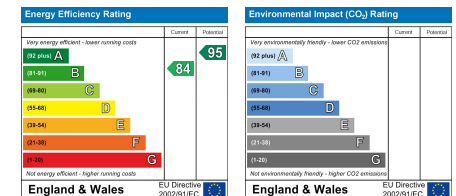
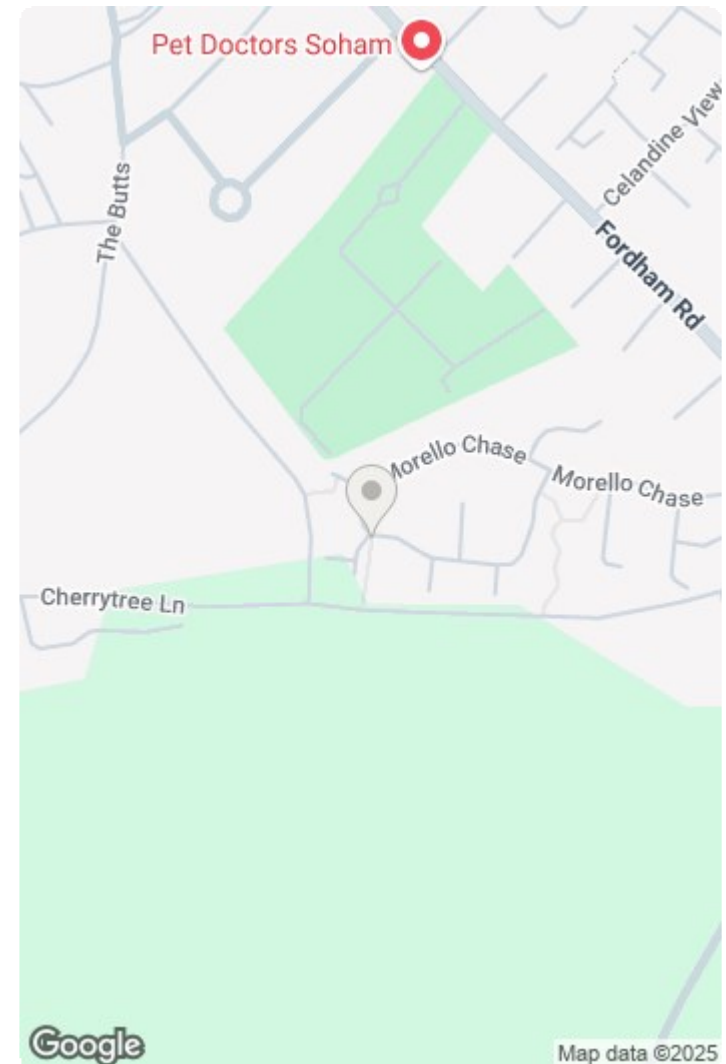


1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

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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