



Morello Chase, Soham CB7 5WQ

Guide Price £235,000

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A superb semi-detached bungalow set on the edge of this well served town and positioned in easy reach of both Ely and Newmarket.

Offering sizeable rooms throughout, this property enjoys accommodation to include an impressive open plan kitchen/family room, double bedroom and bathroom/wet room.

Externally the property offers a fully enclosed rear garden and off road parking to side.

Superb opportunity – viewing recommended.

Entrance Hall

Generous entrance hall with doors leading to kitchen/family room, bedroom and wet room. Radiator.

Kitchen/Family Room 12'11" x 24'3" (3.95m x 7.40m)

Spacious, well presented room. LVT wood flooring throughout. Kitchen: Range of modern eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level double oven. Inset gas hob with stainless steel extractor over. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashback. Radiator. Windows overlooking front and rear aspects. Half glazed door leading to rear garden. Door to entrance hall.

Bedroom 1 14'4" x 13'8" (4.39m x 4.17m)

Beautifully presented double bedroom with window overlooking rear garden. Radiator. Door to entrance hall.

Wet Room 8'0" x 10'7" (2.44m x 3.23m)

Contemporary wet room with white suite comprising low level W.C., pedestal hand basin with mixer tap over and wall mounted shower. Radiator. Attractively tiled. Obscured window. Door to entrance hall.

Outside - Front

Gravel bed areas with shrub planting. Pathway leading to front door. Block paved driveway providing off road parking. Access gate leading to rear garden.

Outside - Rear

Enclosed garden with patio areas to rear and side. Mainly laid to lawn with further patio seating area to the rear. Raised timber planted bed with some mature climbers. Timber shed. Access gate leading to front.

PROPERTY INFORMATION

EPC - B

Tenure - Freehold

Council Tax Band - A (East Cambs)

Property Type - Semi-Detached

Bungalow

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 49 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast

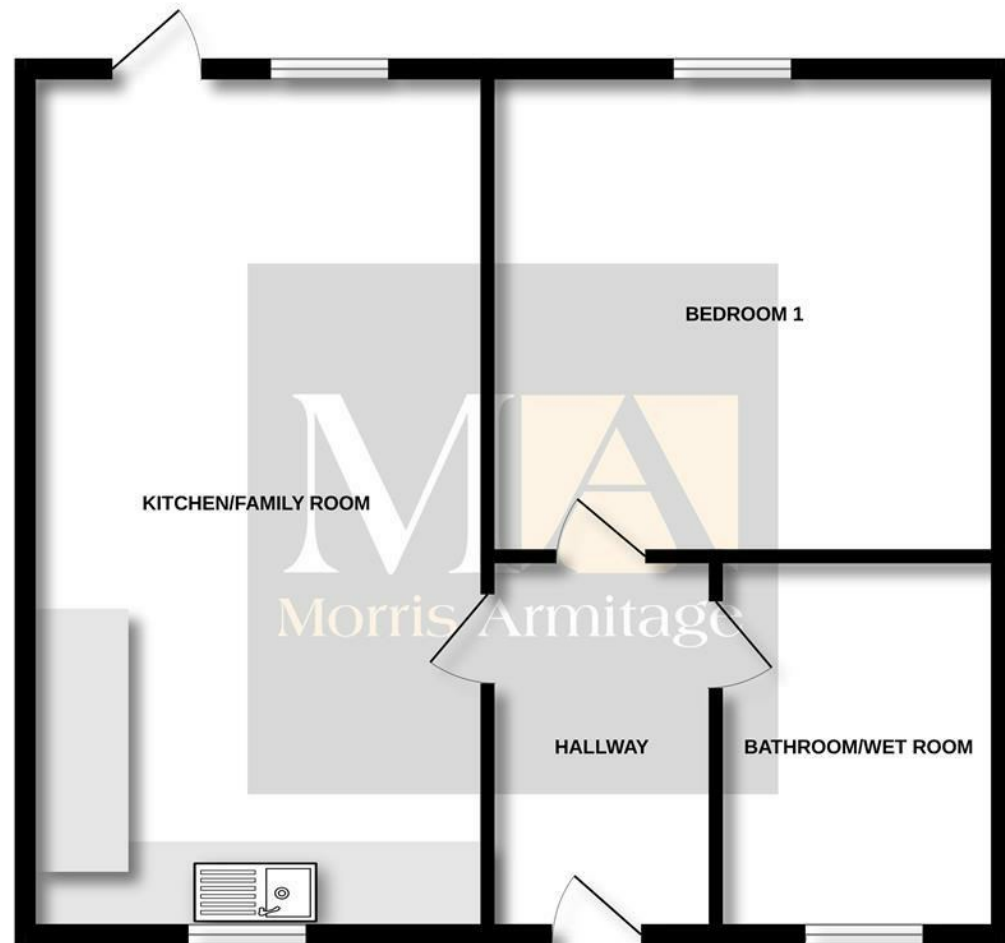
1800Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

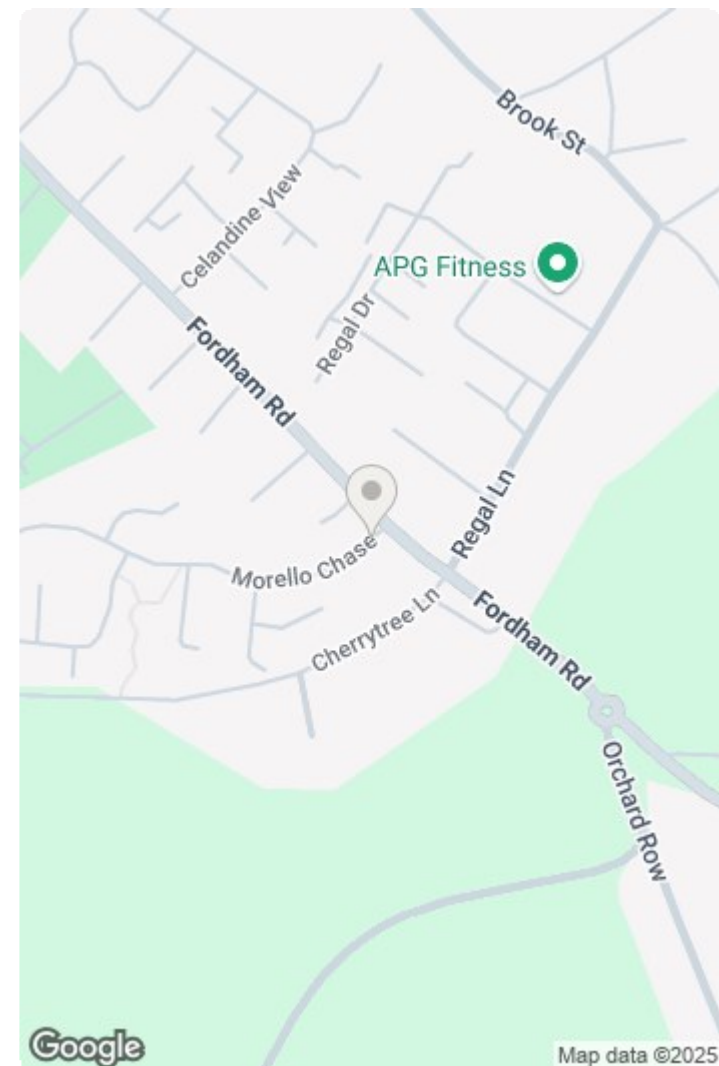
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A1 (91-100)	
A2 (81-90)	
B1 (71-80)	
B2 (61-70)	
C1 (51-60)	
C2 (41-50)	
D1 (31-40)	
D2 (21-30)	
E1 (11-20)	
E2 (1-10)	
F1 (1-10)	
F2 (1-10)	
G1 (1-10)	
G2 (1-10)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
A1 (91-100)	
A2 (81-90)	
B1 (71-80)	
B2 (61-70)	
C1 (51-60)	
C2 (41-50)	
D1 (31-40)	
D2 (21-30)	
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F1 (1-10)	
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Not environmentally friendly - higher CO ₂ emissions	
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