



Heron Croft, Soham, CB7 5WA

CHEFFINS

Heron Croft

Soham,
CB7 5WA

- Corner Semi Detached
- 3 Bedrooms
- Spacious Kitchen/Dining Room & Lounge
- Driveway, Garage & Gardens
- Gas Central Heating / No Upward Chain
- Freehold / Council Tax Band C / EPC Rating TBC

A spacious corner semi detached property comprising entrance hall, cloakroom, kitchen/dining room, lounge, 3 bedrooms and bathroom, together with front and rear gardens, driveway and garage. No upward chain. Viewing recommended.

3 1 1

Guide Price £285,000





LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities

ENTRANCE HALL

With door to front aspect, stairs to first floor, oak flooring, radiator.

CLOAKROOM

With low level WC, wash basin, double glazed window to front aspect, oak flooring, radiator.

KITCHEN/DINING ROOM

With double glazed windows to front and rear aspects and door to rear garden, fitted with a range of matching wall and base level storage units, work surfaces and drawers, sink unit and drainer, plumbing for washing machine and dishwasher, space for oven, wall mounted gas fired boiler, under stairs storage cupboard with computer desk and shelving, radiator.

LOUNGE

With double glazed window to front aspect and French doors to rear garden, oak flooring, television point, radiator.

FIRST FLOOR LANDING

With radiator.

BEDROOM 1

With 2 double glazed windows to front aspect with attractive views above neighbouring properties of distant countryside, radiator.

WALK-IN WARDROBE

With fitted dressing table.

BEDROOM 2

With built-in bunk bed, double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower above, double glazed window to rear aspect, radiator.

OUTSIDE

To the front of the property there is a lawned garden and to the side there is a driveway leading to a single garage with metal up and over door, together with door into the rear garden. The rear garden is fully enclosed and paved. There is a timber built workshop which is available by separate negotiation.

AGENT NOTES

Tenure - freehold

Annual Service Charge - £96.96

Council Tax Band - C

Property Type - semi detached

Property Construction - traditional construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 1011 according to the EPC

Parking - driveway and garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas radiator heating

Broadband Connected - yes

Broadband Type - Fibre to the cabinet

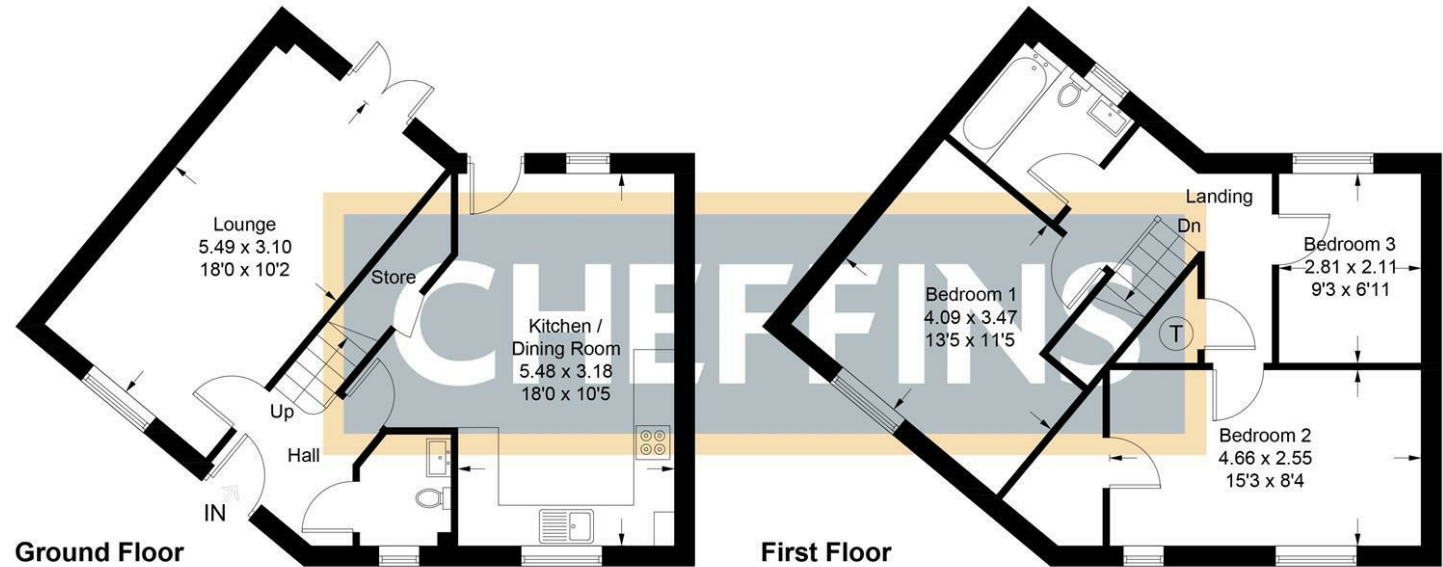
Mobile Signal/Coverage - according to Ofcom.org.uk mobile coverage is indicated to be good for 4 out of the 4 main providers checked

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Approximate Gross Internal Area
 Ground Floor = 47.4 sq m / 510 sq ft
 First Floor = 46.9 sq m / 505 sq ft
 Total = 94.3 sq m / 1015 sq ft



Energy Efficiency Rating	
Current	Potential
76	88
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Guide Price £285,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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. (ID1062824)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.