



Morello Chase, Soham CB7 5WQ

Guide Price £290,000

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A delightful semi detached home on this popular development in Soham that has lovely views over paddocks and countryside.

Soham is a thriving community with three primary schools, a secondary school, a wide range of shops, pubs and restaurants and a railway station that provides commuter links to Ely, Newmarket and Cambridge.

Accommodation includes a generous living room/diner, Fitted kitchen, groundfloor WC/utility, three bedrooms and a bathroom.

Outside there is parking for three cars and an enclosed rear garden.

Must be seen to be fully appreciated.

Entrance Hall

With doors leading to the kitchen, living room and cloakroom. Stairs leading to the first floor.

Kitchen 10'0" x 8'0" (3.06m x 2.45m)

Range of modern eye and base level cupboards with wooden worktop over. Stainless steel 1 1/2 bowl sink and drainer with mixer tap over. Integrated double oven with inset hob and stainless steel extractor above. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks. Tiled flooring. Window to the front aspect. Door to entrance hall.

Living/Dining Room 17'7" x 16'0" (5.38m x 4.90m)

Spacious living/dining room with window and half glazed door to the rear garden. Radiator. Door to entrance hall.

Cloakroom

Modern white suite comprising low level W.C. and pedestal hand basin. Radiator. Obscured window. Door to entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the ground floor.

Bedroom 1 13'0" x 10'7" (3.97m x 3.23m)

Spacious double bedroom with window to the rear aspect. Door to entrance hall.

Bedroom 2 13'1" x 9'6" (3.99m x 2.92m)

Well proportioned room with built-in wardrobe. Radiator. Window to the front aspect. Door to landing.

Bedroom 3 9'3" x 7'8" (2.82m x 2.34m)

With built-in storage cupboard. Radiator. Window to the front aspect. Door to the landing.

Bathroom

Modern white suite comprising low level W.C., pedestal hand basin and panelled bath with shower over. Tiled to wet areas. Radiator. Obscured window. Door to landing.

Outside - Front

Pathway leading to the front door with storm porch over. Planted beds either side with a variety of shrub planting. Lawned area to the side of the house with pathway to the access gate to the rear. Block paved allocated parking.

Outside - Rear

Mainly laid to lawn with patio area. Timber shed. Access gate to the side.

PROPERTY INFORMATION

EPC - B

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to

the floorplan

Square Meters - 88 SQM

Parking – Allocated Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

1800Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

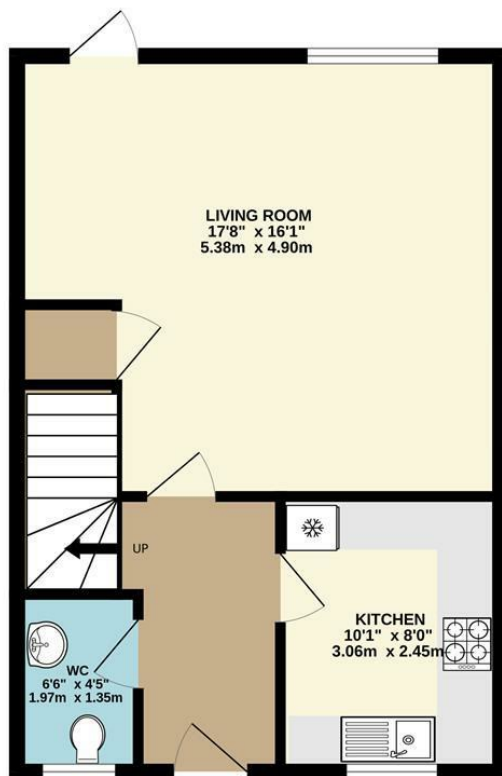
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

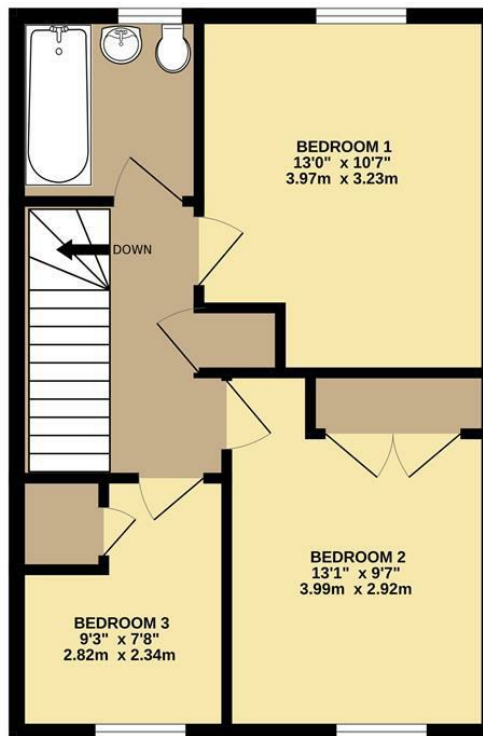
Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include 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.



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



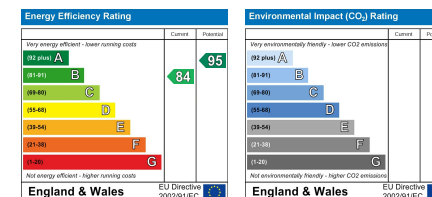
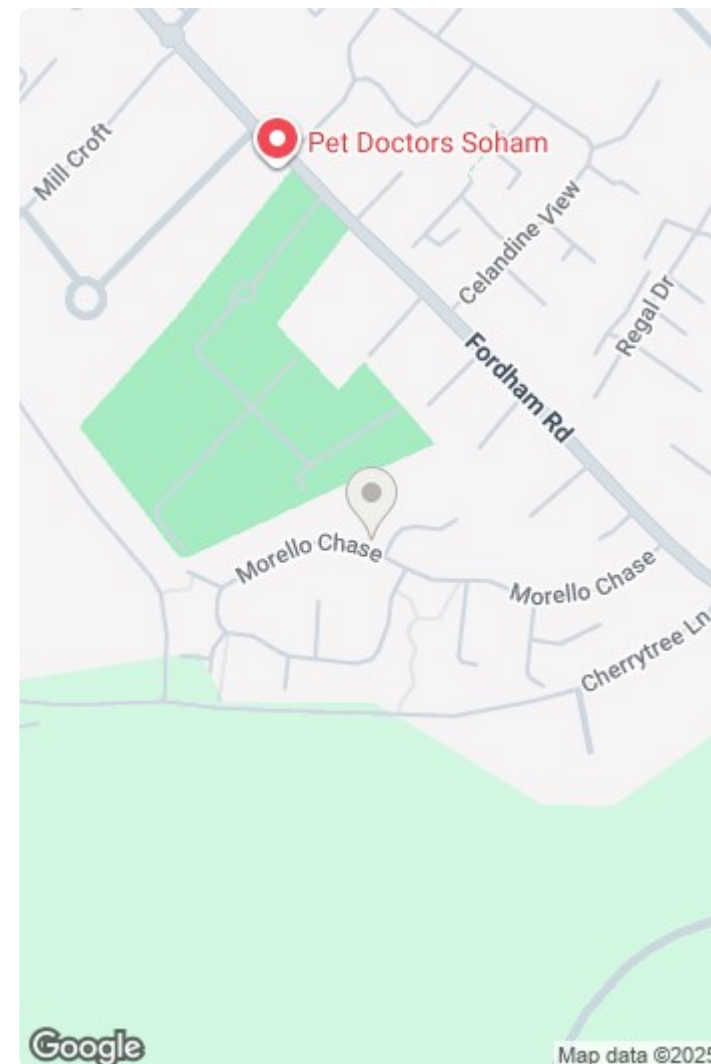
1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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