



21 Heron Croft, Soham
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£207,000

21 Heron Croft

Soham, Ely

An established terraced property offered for sale with no upward chain.

Accommodation comprises entrance hall, cloakroom, kitchen/dining room, lounge, 2 double bedrooms and bathroom, together with gardens and allocated parking.

The property has the benefit of gas central heating and is an ideal first time purchase.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Spacious Terraced Home
- 2 Double Bedrooms
- Kitchen/Dining Room & Separate Lounge
- Garden & Allocated Parking
- Gas Central
- Ideal First Time Purchase



ENTRANCE HALL

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

CLOAKROOM

With low level WC, wash hand basin, radiator.

KITCHEN

With double glazed window to front aspect, stainless steel sink unit and drainer, fitted with a range of wall and base level storage units, work surfaces and drawers, wall mounted gas fired boiler, cooker space and extractor hood, plumbing for washing machine, radiator.

LOUNGE

With double glazed window and door to rear garden, television point, radiator.

FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder, access to loft.

BEDROOM 1

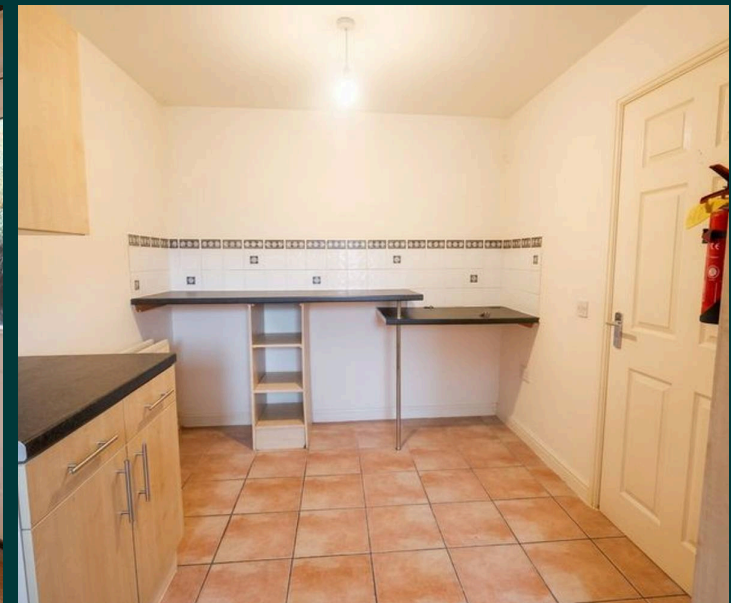
With double glazed window to front aspect, built-in wardrobe, radiator.

BEDROOM 2

With double glazed window to rear aspect, radiator.

BATHROOM

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



AGENTS NOTES

Tenure - leasehold.

The vendor purchased the property on a 50% shared ownership basis with the Housing Association (CHS) retaining a 50% share.

The property is now available on a 100% share basis with both the vendor and CHS's shares being transferred to the new owner upon completion.

The purchasers conveyancer will liaise with both the vendors and CHS's conveyancers.

OUTSIDE

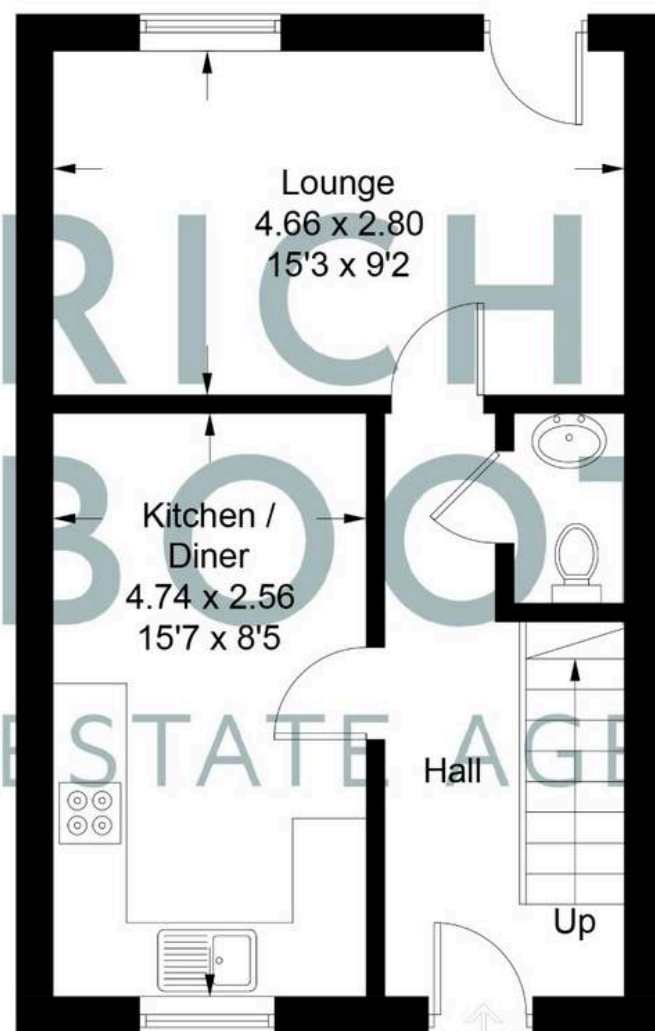
To the rear of the property there is an enclosed mature garden with gated pedestrian access leading out to the rear parking area.

There is a shared parking area close to the property with there being 1 allocated parking space.

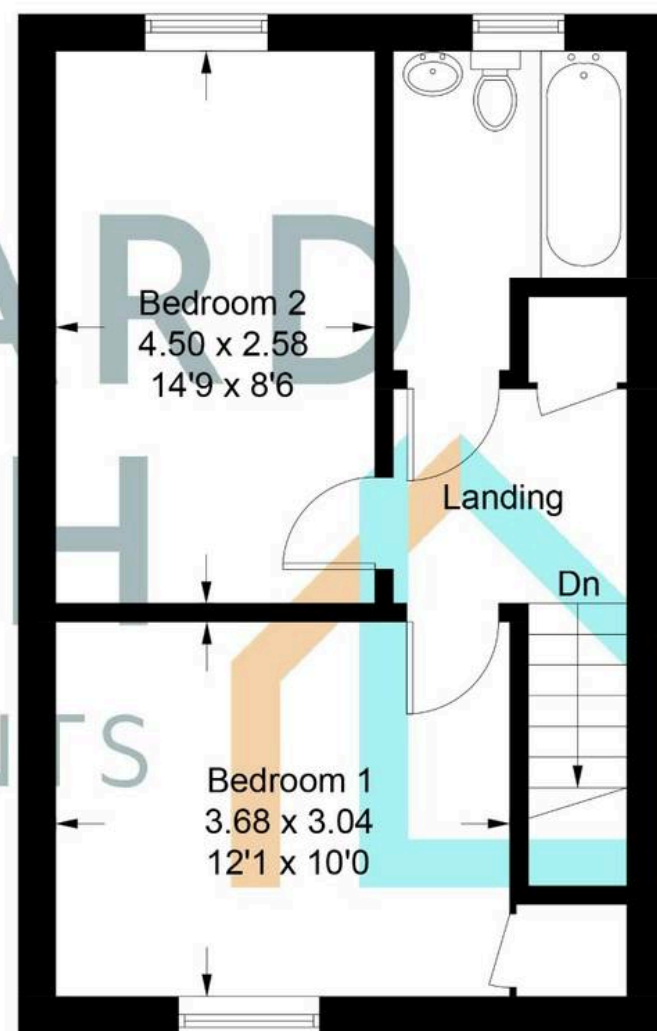




Approximate Gross Internal Area = 71.8 sq m / 772 sq ft



Ground Floor



First Floor

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. (ID1346045)



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