



8 Heron Croft

Soham, Ely, Cambs, CB7 5UT

Guide Price £250,000



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Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

Very well presented, 3 bed end of terraced house on this popular residential development that benefits from gas central heating, double glazing, WC, allocated parking, lounge/diner and separate kitchen. This is a great first-time purchase and viewing is highly recommended.

Entrance Hall

Stairs to first floor with understairs storage cupboard. Central heating thermostat. Radiator. Ceiling light point.

WC

Radiator. Pedestal wash basin. Low level WC. Built-in cupboard. Tiled splash areas. Ceiling light point.

Lounge Diner

Double glazed window to the rear aspect. Double glazed patio doors to the rear garden. Radiator. TV Point. Ceiling light point.

Kitchen

Double glazed window to the front aspect. Range of units at base and wall level with roll-top work surface over including a stainless-steel sink with mixer tap. Spaces and plumbing for automatic washing machine and dish washer. Integrated Hotpoint single oven with 4-burner gas hob and stainless-steel splash back and extractor over. Space for upright fridge freezer. Extractor fan. Ceiling light point. Fuse Box.

Landing

Double glazed window to the side aspect. Access to loft space. Ceiling light point.

Bedroom 1

Two double glazed windows to the front aspect. Over stairs storage cupboard and further built-in cupboard. Radiator.

Bedroom 2

Double glazed window to the rear aspect.
Radiator. Ceiling light point.

Bedroom 3

Double glazed window to the rear aspect.
Radiator. Ceiling light point.

Bathroom

Panelled bath plus mixer tap and shower attachment. Heated towel rail. Low level WC. Wash basin in vanity unit. Extractor fan. Tiled splash areas. Ceiling light point.

Outside

The frontage of the property is laid to stones with a paved path to the entrance door and with gas and electric meter cupboards. There is landscaped flower and shrub beds extending to the side of the property.

The rear garden is nicely landscaped with an area of lawn and stone pathway. Timber fencing to the boundaries. Outside power point. Personal gate to side. There is an allocated parking space to the rear of the property.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is B.

The property is freehold with registered title CB355999

Flood risk is very low.

All main utility services are connected.

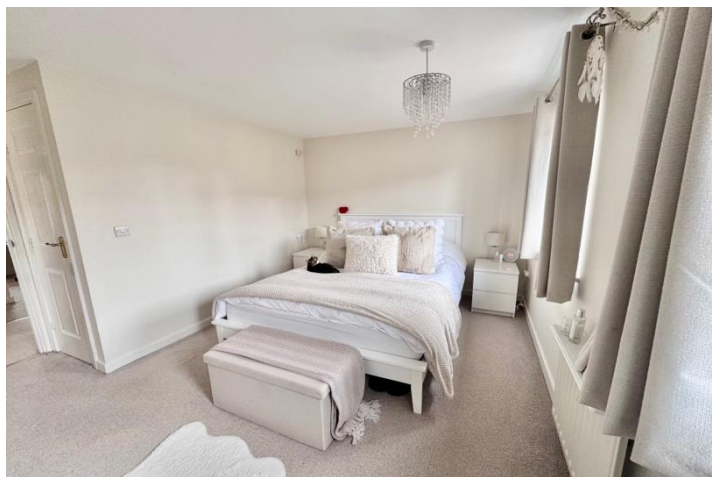
Restrictions apply but there are no Wayleaves, Easements or Rights of Way

Estimated Broadband speeds are:

Standard 7mbps,

Superfast 119mbps

Ultrafast 1800mbps

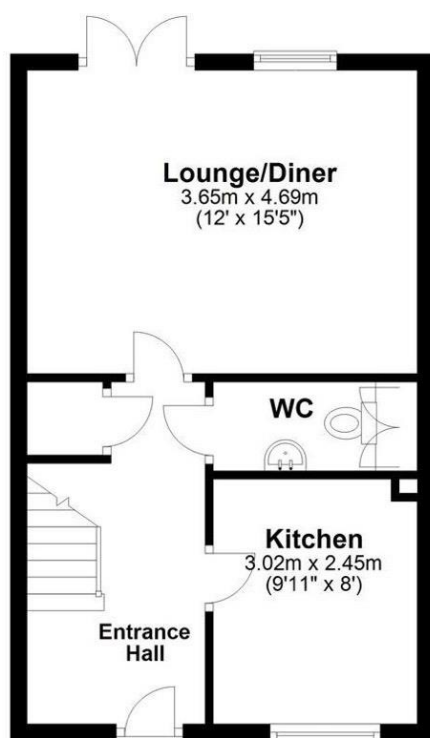




Floor Plan

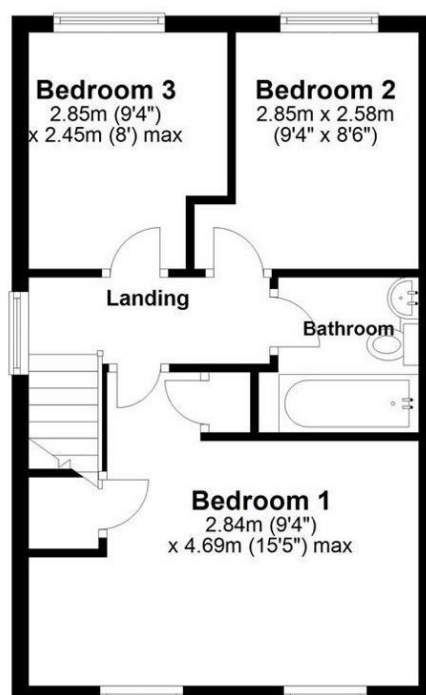
Ground Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 74.1 sq. metres (797.8 sq. feet)

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		