



**3 Millcroft
Soham, CB7 5AP
Guide Price £290,000**

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3 Millcroft, Soham, CB7 5AP

A conveniently positioned detached bungalow, offered for sale with the distinct advantage of NO ONWARD CHAIN and located within walking distance of the town.

The property offers accommodation comprising and entrance hall, sitting room leading into a small conservatory, kitchen/dining room, utility, three bedrooms and a shower room.

Externally benefitting from a detached garage, driveway parking and manageable gardens.

Early viewing is essential.

Accommodation Details

Part glazed front door leading through to:

Entrance Hall

With radiator, access to loft and airing cupboard housing hot water tank.

Living Room 15'7" x 12'0" (4.75m x 3.66m)

Spacious living room with feature brick fireplace, TV connection point, radiator, window to the front aspect and sliding door through to the:

Conservatory 8'11" x 5'1" (2.74m x 1.57m)

With French doors out to the rear garden.

Kitchen/Diner 13'3" x 9'6" (4.06m x 2.92m)

Fitted with eye and base level storage units and working tops over, electric hob with extractor hood above, double oven, tiled splashback areas, radiators and windows to the side and rear aspect.

Utility 9'8" x 5'4" (2.97m x 1.63m)

Eye and base storage units and working tops over, gas fired boiler, plumbing for washing machine and dishwasher, space for fridge/freezer, inset sink and drainer with mixer tap, window to the side aspect and door out to the rear garden.

Bedroom 1 14'0" x 10'11" (4.27m x 3.35m)

Double bedroom with built in storage cupboard, radiator and window to the front aspect.

Bedroom 2 (11'3" x 10'2" (3.43m x 3.12m)

Radiator and window to the rear aspect.

Bedroom 3 9'4" x 7'8" (2.87m x 2.36m)

Radiator and window to the front aspect.

Bathroom

Three piece suite comprising of low level WC, pedestal wash basin, enclosed shower cubicle with sliding glass screen door, tiled walls and flooring, radiator and window to the side aspect.

Outside - Front

Driveway leading to a single garage with metal up and over door. Garden laid mainly with artificial turf and a variety of mature shrubs and flowers.

Outside - Rear

Low maintenance courtyard style rear garden with side pedestrian gate.

Garage

With metal up and over door.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - B

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 89 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants –

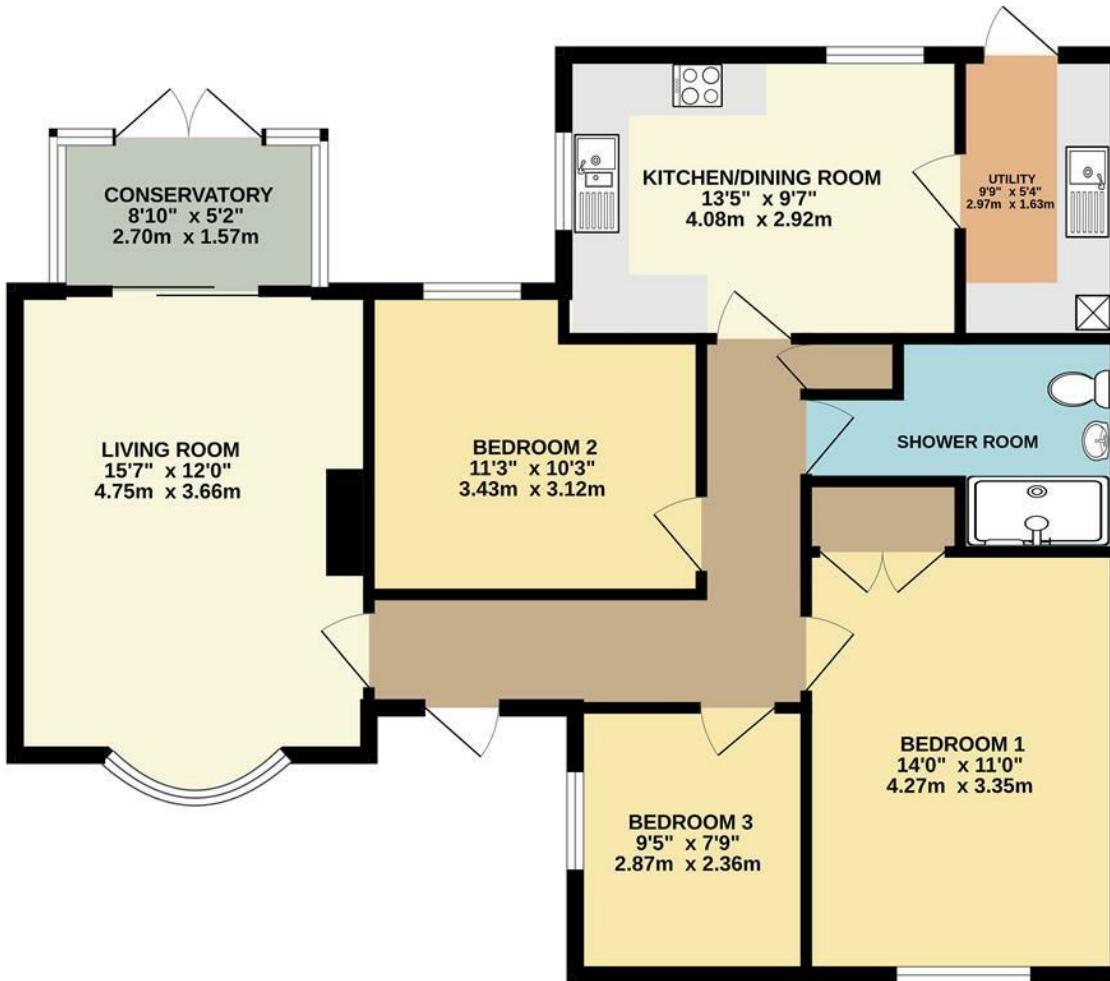
None that the vendor is aware of

Location - What 3 Words -

///imply.deeply.footballers



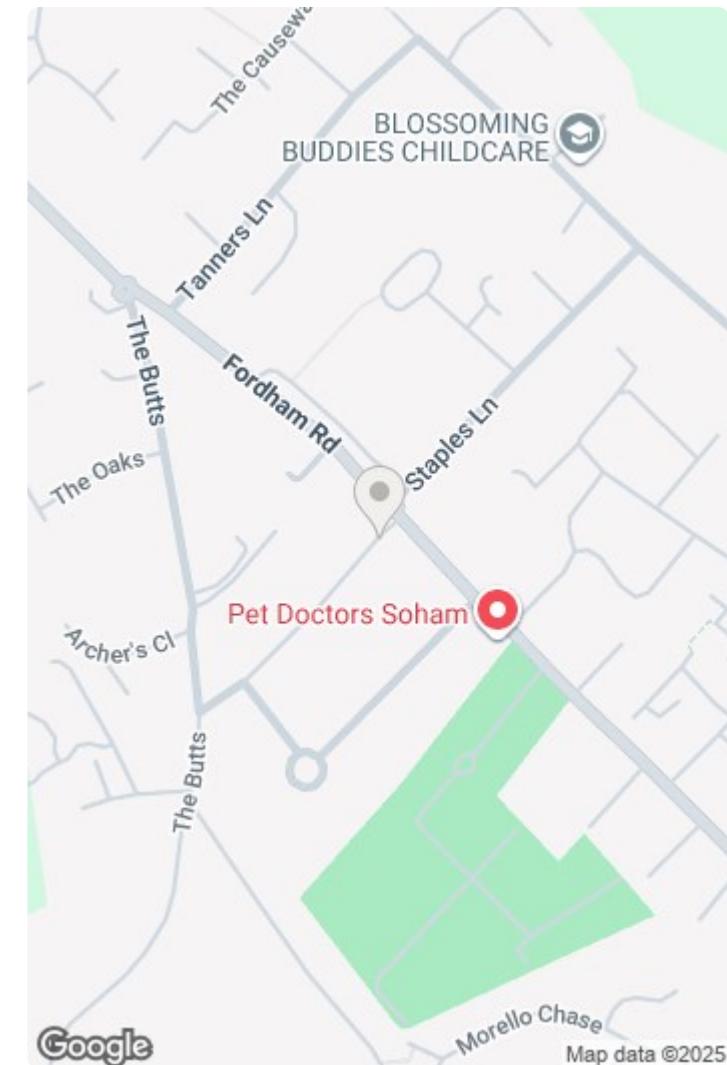
GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.2 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| 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 | | 83 | 88 |
| EU Directive 2020/81/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2020/81/EC | | | |

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