



81 Heron Croft

Soham, Ely, Cambs, CB7 5WA

Guide Price £230,000



81 Heron Croft

Soham, Ely, Cambs CB7 5WA

Guide price £230,000



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

This 3-bed end of terraced property is located in a cul-de-sac on this ever-popular development. It benefits from gas central heating and double glazing, WC and an allocated parking space to the rear.

Hallway - 3.89m x 1.83m (12'9" x 6'0")

Stairs to the first floor with understairs storage space. Part double glazed entrance door. Mains wired fire alarm. Radiator.

WC - 1.83m x 0.84m (6'0" x 2'9")

Low level WC. Wash basin. Fusebox. Double glazed window to the front aspect. Tiled splash areas. Ceiling light point.

Kitchen - 3.84m x 3.12m (12'7" x 10'3")

Range of units at base and wall level with roll top work surfaces over. One and a half bowl stainless steel sink with mixer tap. Double glazed windows to the front and side aspects. Tiled floor. Space and plumbing for automatic washing machine. Space for cooker. Wall mounted Vaillant gas fired boiler serving central heating and hot water. Extractor. Radiator. Space for upright fridge/freezer.

Lounge Diner - 5.08m x 4.01m (16'8" x 13'2")

Double glazed window and double-glazed door to the rear garden. Two radiators. Two ceiling light points. Telephone point.

Landing

Access to loft space. Airing cupboard with hot water tank. Ceiling light point.

Bedroom 1 - 3.86m x 3.02m (12'8" x 9'11")

Double glazed windows to the front and side aspects. Radiator. Ceiling light point.

Bedroom 2 - 4.01m x 2.31m (13'2" x 7'7")

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

Bedroom 3 - 2.69m x 2.36m (8'10" x 7'9")

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

Bathroom - 1.88m x 1.78m (6'2" x 5'10")

Double glazed window to the front aspect.
Pedestal wash basin. Panelled bath with mixer tap and shower attachment. Radiator.
Extractor. Tiled splash areas. Ceiling light point.

Outside

The rear garden has a paved patio, area of lawn, timber fencing to boundaries and a gate to rear boundary leading to the allocated parking space

Property Information.

Local Council is East Cambridgeshire District Council. Council Tax band is C

The property is freehold with registered title CB433858

Flood risk is very low.

All main services are connected.

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

Estimated Broadband speeds are Standard 7mbps, Superfast 80mbps & Ultrafast 1800mbps.

Allocated parking to rear.

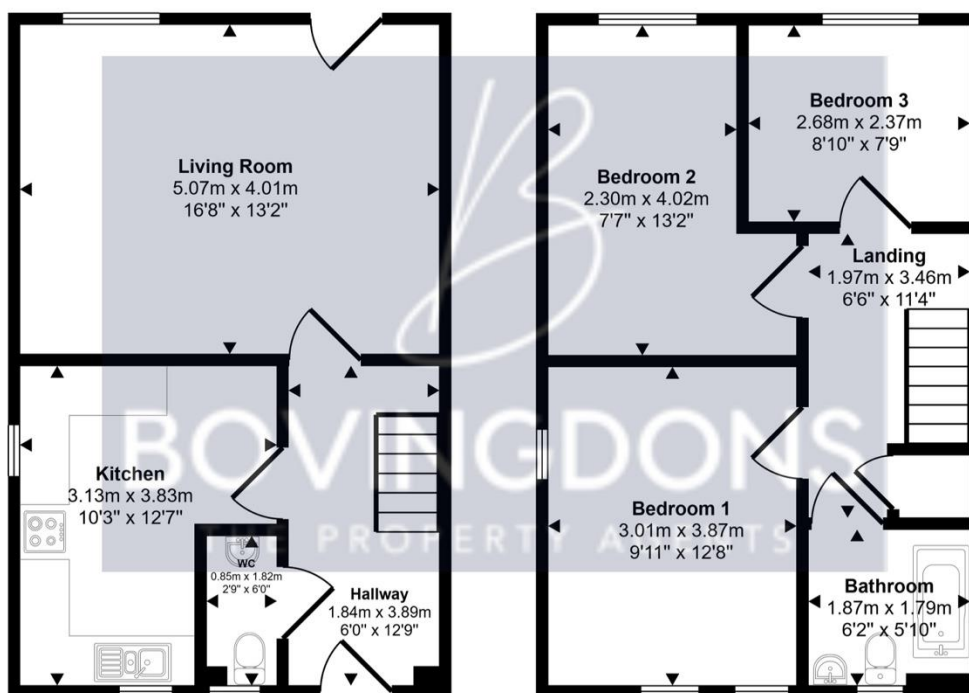
£8.93/month service charge.





Floor Plan

Approx Gross Internal Area
81 sq m / 873 sq ft



Ground Floor
Approx 41 sq m / 437 sq ft

First Floor
Approx 41 sq m / 436 sq ft

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.

Energy Efficiency Graph

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

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 firms' employment has the authority to make or give any representation or warranty in respect of the property.