



18 Morello Chase

Soham, Ely, Cambs, CB7 5WQ

Guide Price £350,000



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Description

Well presented 4 bedroomed home, built by Hopkins Homes, which benefits from double glazing, gas fired central heating, WC, Ensuite, Utility area, carport and a single garage. The property faces an open green/play area on this popular residential development and provides a great family home. Viewing recommended.

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/A11.

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 highly-rated 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/M11.

Hallway

Stairs to first floor. Central heating thermostat. Telephone point. Radiator. Coved ceiling with light point. Mains wired fire alarm.

WC

Low level WC. Pedestal wash basin. Radiator. Tiled splash area. Extractor fan. Coved ceiling with light point.

Living Room - 5.56m x 3.3m (18'3" x 10'10")

Double glazed window to the front aspect. Double glazed patio doors to the rear garden. Two radiators. Coved ceiling with two light point. Telephone points. TV Point.

Kitchen/Diner - 5.56m x 2.95m (18'3" x 9'8")

Range of units at base and wall level with work surfaces over, incorporating a one and a half bowl stainless steel sink with mixer tap. Tiled splash areas. Double glazed window to the front aspect. Two radiators. Coved ceiling with two light points. Mains wired fire alarm. Extractor fan. Tiled floor. Hotpoint double oven/grill. 4- Burner gas hob with a stainless steel extractor canopy over. Space for upright fridge/freezer. Double glazed-window to the rear garden.

Utility Area - 2.21m x 1.96m (7'3" x 6'5")

Double glazed door to the rear garden. Under stairs storage cupboard. Work surfaces with spaces and plumbing under for automatic washing machine and dishwasher. Cupboard housing Ideal gas fired boiler serving hot water and central heating. Extractor fan. Coved ceiling with light point.

Landing

Coved ceiling with two light points. Mains wired fire alarm. Double glazed window to the rear aspect. Access to loft space. Storage cupboard. Further cupboard housing hot water tank with shelving.

Bedroom 1 - 3.4m x 3.38m (11'2" x 11'1")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in single wardrobe with hanging rail. Door to:

Ensuite

Double shower cubicle to corner. Pedestal wash basin with mixer tap. Low level WC. Radiator. Tiled splash area. Coved ceiling with light point. Extractor fan. Double glazed window to the front aspect. Shaver socket.

Bedroom 2 - 3.4m x 3m (11'2" x 9'10")

Double glazed window to the front aspect. Radiator. Over stairs storage cupboard. Access to loft space. Storage cupboard with shelving. Coved ceiling with light point.



Bedroom 3/Study - 3.12m x 2.62m (10'3" x 8'7")

Double glazed window to the front aspect. Radiator. Access to loft space. Coved ceiling with light point.

Bedroom 4 - 3.05m x 1.85m (10'0" x 6'1")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash basin. Low level WC. Radiator. Tiled splash area. Shaver socket. Double glazed window to rear aspect.

Outside

The frontage of the property has areas of shrub landscaping with a pathway to the entrance door. To the side is a block paved driveway leading to a carport and to a single garage with up and over door, power and light and a personal door to the rear garden. There is also a gate from the driveway to the rear garden. The enclosed rear garden is laid to lawn with paved patio, raised timber decking and timber fencing to boundaries, outside tap and nicely landscaped flower and shrub borders.

Property Information

Local Council is East Cambridgeshire District Council - Council Tax Band is C

The property is Freehold with registered title CB436548

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 16mbps, Superfast 80mbps & Ultrafast 1800mbps.





ID & AML Checks

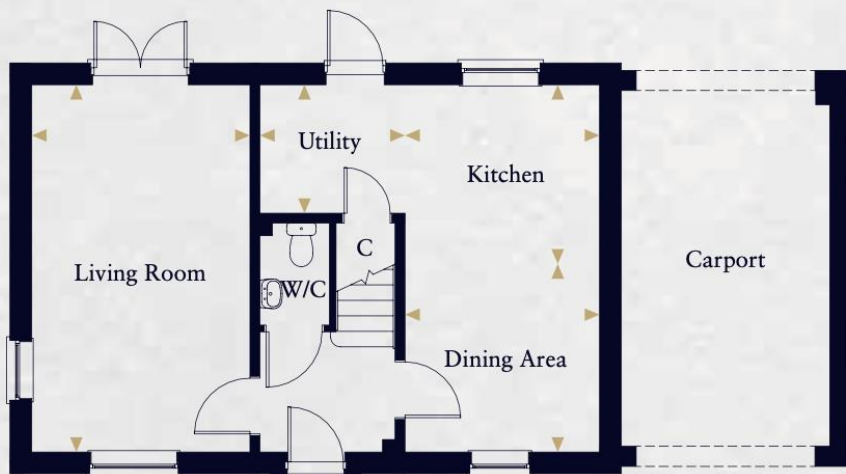
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.



Floor Plan



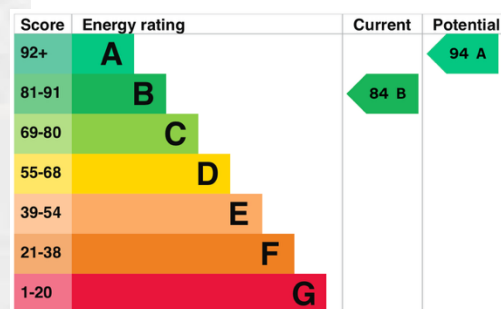
First Floor



Ground Floor

Kitchen	3.000m x 2.950m	9'10" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Dining Area	2.950m x 2.572m	9'8" x 8'5"
Living Room	5.561m x 3.309m	18'3" x 10'10"
Master Bedroom	3.393m x 3.372m	11'2" x 11'1"
Bedroom 2	3.392m x 3.001m	11'2" x 9'10"
Bedroom 3	3.112m x 2.613m	10'3" x 8'7"
Bedroom 4	3.047m x 2.100m	10'0" x 6'11"

Energy Efficiency Graph



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