



Morello Chase, Soham, CB7 5WQ

**CHEFFINS**



## Morello Chase

Soham,  
CB7 5WQ

- NO FORWARD CHAIN
- 3 Bedroom End of Terrace House
- Ensuite to Master
- Lounge / Diner
- Off Road Parking
- Freehold / Council Tax Band B / EPC Rating B

We are please to offer to the market this well presented, modern end of terrace home, located in a cul de sac location in the town of Soham.

The property offers accommodation over 2 floors and comprises; entrance hall, cloakroom, kitchen, lounge / diner that also provides access to the garden, 3 good sized bedrooms, an ensuite shower room to the master bedroom and a family bathroom completing the internal accommodation.

Outside the property is a small front garden, off road parking for 2-4 cars and a mainly laid to lawn rear garden with gated access.

This property is further benefitted from being offered for sale with NO FORWARD CHAIN and is available to view by appointment only.

3 2 1

**Guide Price £259,995**





## LOCATION

SOHAM is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

**ENTRANCE HALL**

Door to the front, radiator, stairs to 1st floor

**CLOAKROOM**

Fitted with a two piece suite comprising; low level WC & wash had basin, radiator

**LOUNGE / DINER**

Doors to rear leading to the garden, under stairs cupboard (with broadband & consumer unit), 2 radiators,.

**1ST FLOOR LANDING**

Airing cupboard housing the hot water tank, loft access to part boarded loft

**BEDROOM 1**

Window to rear, radiator, built in wardrobes

**ENSUITE**

Fitted with a 3 piece suite comprising; low level WC, wash hand basin and shower cubicle, radiator

**BEDROOM 2**

Window to rear, radiator

**BEDROOM 3**

Window to rear, radiator

**FAMILY BATHROOM**

Fitted with a three piece suite comprising; low level WC, wash hand basin and paneled bath with shower over, window to front, radiator

**REAR GARDEN**

Mainly laid to lawn, paved patio, gated access to side, outside power socket, timber shed

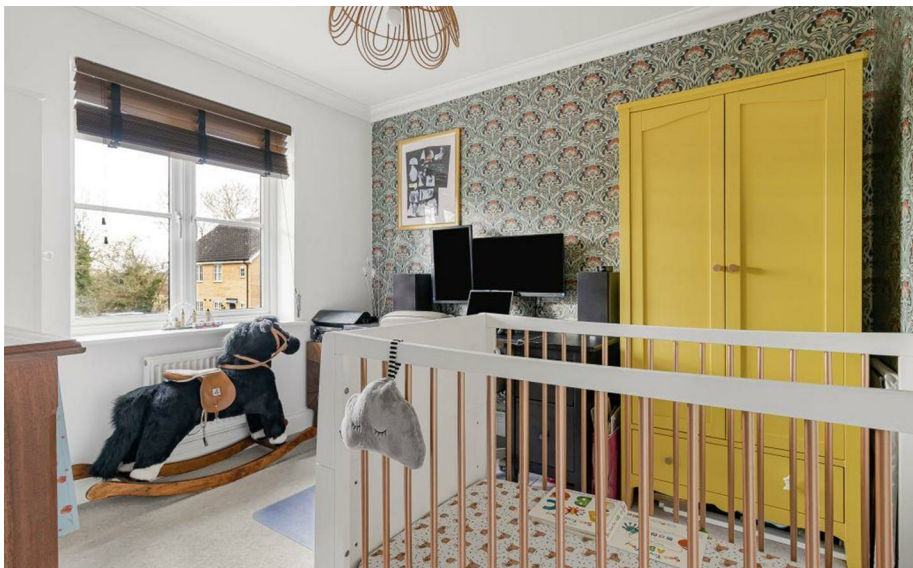
**FRONT**

Off road parking for 2-4 cars, small frontage with shrubs and path to front door.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.







| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          | <b>84</b>                  |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



Guide Price £259,995  
 Tenure – Freehold  
 Council Tax Band – B  
 Local Authority – East Cambridgeshire District Council





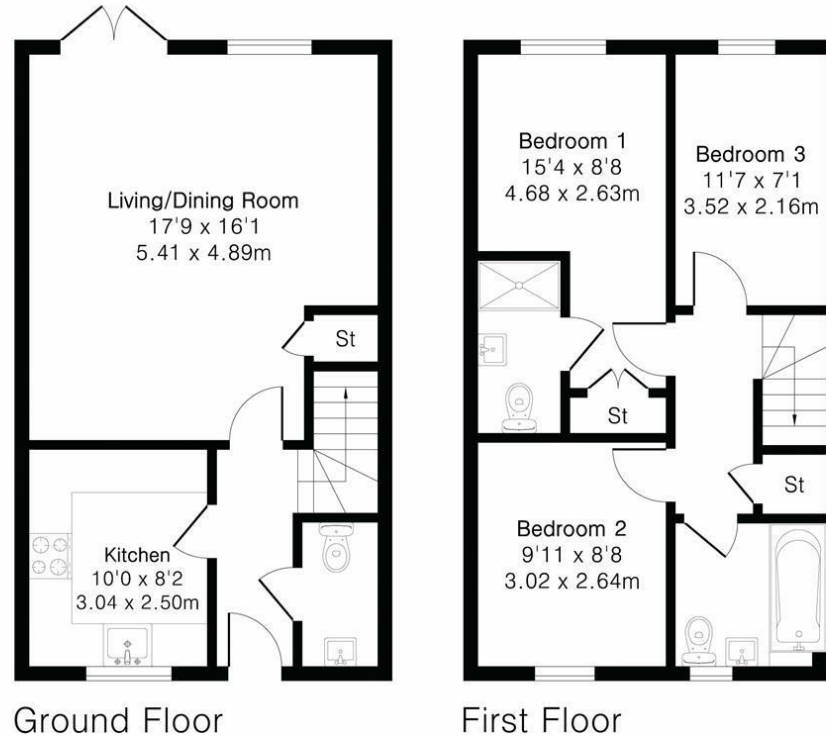




## Approximate Gross Internal Area 904 sq ft - 84 sq m

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 452 sq ft – 42 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


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