



78 Morello Chase

Soham, Ely, Cambs, CB7 5WQ

Guide Price £265,000



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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.

Hallway

Part double glazed entrance door. Coved ceiling with light point. Mains wired fire alarm. Stairs to first floor. Radiator. Central heating thermostat.

WC - 1.88m x 1.4m (6'2" x 4'7")

Pedestal wash basin. Low level WC. Radiator. Double glazed window to the front aspect. Coved ceiling with light point. Extractor fan.

Living Area - 5.05m x 4.65m (16'7" x 15'3")

Double glazed window to the rear aspect, Double glazed door to the rear garden. Coved ceiling with two ceiling light points. Radiator. TV and telephone points. Understairs storage cupboard with fuse box and broadband inlet.

Kitchen Area - 4.32m x 2.13m (14'2" max x 7'0")

Range of units at base and wall level with worksurfaces over. Large butler sink with mixer tap. Double glazed window to the front aspect. Tiled splash areas. Cupboard housing Ideal Logic gas fired boiler serving central heating and hot water. Space and plumbing for automatic washing machine. Integrated Hotpoint double oven, 4-ring gas hob and stainless-steel extractor hood over. Spotlights to ceiling. Space for upright fridge freezer. Opening to Living area.

Landing - 3.02m x 2.11m (9'11" x 6'11")

Access to loft space. Radiator. Coved ceiling with ceiling light point.

Bedroom 1 - 3.45m x 2.82m (11'4" x 9'3")

Double glazed window to the rear aspect. Radiator. Coved ceiling with two light points. Built-in double wardrobe.

Bedroom 2 - 4.29m x 2.82m (14'1" x 9'3")

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

Bathroom - 2.72m x 2.11m (8'11" x 6'11")

Panelled bath. Pedestal wash basin. Low Level WC. Radiator. Half tiled walls. Coved ceiling with light point. Extractor fan. Shaver socket. Built-in over stairs bulkhead cupboard with radiator and shelf.

Outside

Small area of garden to the front with block paved off road parking. Timber bin store. Timber gate to the side leading to the rear garden. Gas and electric meter cupboards. The enclosed rear garden has a patio, area of lawn, outside tap, timber garden shed and flower and shrub beds.

Property Information

Local council is East Cambridgeshire District Council

Council Tax Band is B

The tenure is Freehold.

Energy Performance Rating is 84 (B)

The vendor informs us there are no easements, wayleaves or rights of way.

Broadband estimated speeds: Standard 16mbps, Superfast 60mbps, Ultrafast 1000 mbps

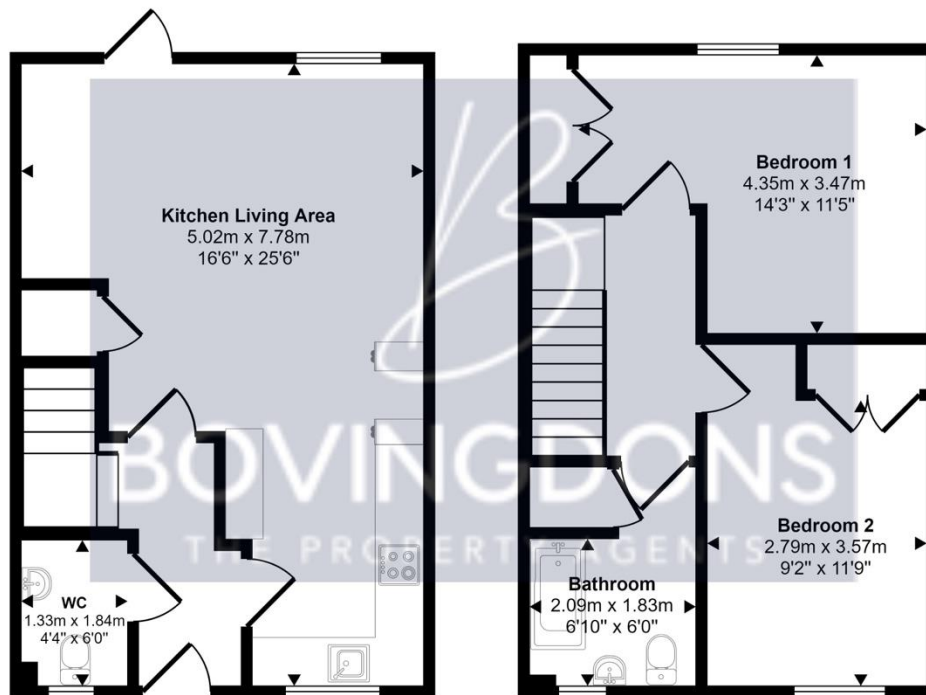
All mains' services are connected.





Floor Plan

Approx Gross Internal Area
78 sq m / 844 sq ft



Ground Floor
Approx 39 sq m / 421 sq ft

First Floor
Approx 39 sq m / 423 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 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

All viewings are strictly by appointment



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.