



## 96 Heron Croft

Soham, Ely, Cambs, CB7 5WA

**Offers Over £249,500**



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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.

## Description

This 3-bed staggered terrace home, on this popular residential development is presented in very good order throughout. The property has gas central heating, double glazing, allocated parking, WC, and a conservatory and is an excellent first-time purchasers' home. Viewing recommended.

## Hall

Part double glazed entrance door. Fuse box. Stairs to first floor. Central heating thermostat. Ceiling light point. Door to living room.

## Living Room - 4.27m x 3.15m (14'0" x 10'4")

Double glazed window to the front aspect. Radiator. Telephone and TV points Understairs storage space. Two ceiling light points. Door to:

## Kitchen - 3.05m x 2.72m (10'0" x 8'11")

Range of units at base and wall level with work surfaces over incorporating a single bowl stainless steel sink with mixer tap. Double glazed window to the rear aspect. Space and plumbing for automatic washing machine. Integrated dish washer. Space for upright fridge freezer. Tiled splash areas. Ceiling light point. Integrated single oven with a 4-ring electric induction hob over and stainless-steel extractor above. Archway to:

## Lobby

Radiator. Ceiling light point. Door to WC. Glazed door to Conservatory.

## WC - 1.42m x 0.94m (4'8" x 3'1")

Radiator. Pedestal wash basin. Low Level WC. Double glazed window to the side aspect. Ceiling light point.

## Conservatory - 3.53m x 2.67m (11'7" x 8'9")

Upvc and brick construction with a vaulted ceiling and double-glazed patio doors to the rear garden. Ceiling light point.

## Landing

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

## Bedroom 1 - 4.11m x 3m (13'6" x 9'10")

Two double glazed windows to the front aspect. Ceiling light point. Radiator. TV Point. Built-in double wardrobe.

## Bedroom 2 - 5.16m x 2.59m (16'11" x 8'6")

Dual aspect double glazed windows to front and rear. Radiator. Access to loft space. Ceiling light point.

## Bedroom 3 - 3.1m x 2.16m (10'2" x 7'1")

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

## Bathroom - 1.98m x 1.98m (6'6" x 6'6")

'P' Shaped panelled bath with curved shower screen and mixer tap. Low level WC. Wash basin in vanity unit with drawers under and mixer tap. Tiled splash areas. Double glazed window to the rear aspect. Heated towel rail. Ceiling light point.

## Outside

There is a small area off garden to the front with a canopy over the entrance door. Gas and electric meters are to the side of the property. The rear garden has been fully paved and is enclosed with timber fencing with a personal gate to the rear giving access to the allocated parking.

## Property information

Local Council is East Cambridgeshire District Council. - Council Tax Band is CB309181

The property is Freehold with registered title CB  
Flood risk is very low.

All main utilities are connected.

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

Maintenance charge for communal areas is £190 per annum.

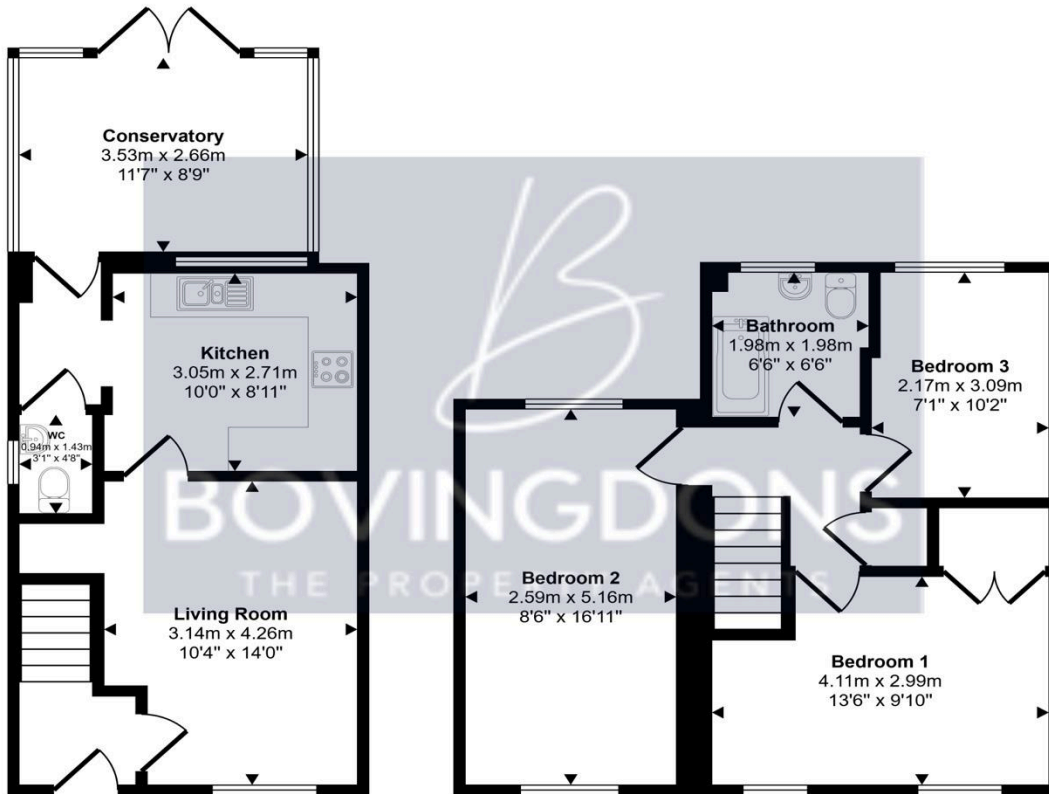
Estimated Broadband speeds are Standard 7mbps, Superfast 80mbps & Ultrafast 1000mbps





## Floor Plan

Approx Gross Internal Area  
85 sq m / 920 sq ft



Ground Floor  
Approx 40 sq m / 431 sq ft

First Floor  
Approx 45 sq m / 489 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.

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.

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## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		