



Heron Croft, Soham
Ely, CB7 5UT
£250,000

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Heron Croft, Ely, CB7 5UT

A superbly presented modern end of terrace family home standing within this popular development and set on the outskirts of this thriving town.

Boasting well planned accommodation, this property offers accommodation to include entrance hall, living room/dining room, kitchen, three bedrooms and family bathroom.

Externally the property offers a lovely fully enclosed rear garden and allocated parking.

Excellent value for money – viewing recommended.

Entrance Hall

Doors ;leading to all lower level rooms and stairs leading to first floor.

Kitchen

9'10" x 8'0"

Fitted with a range of eye and base level units with worktop over, stainless steel sink with mixer tap over. Integrated oven and hob with space for white goods. Window to front aspect.

WC

Low level WC and pedestal sink basin.

Lounge/Dining Room

12'1" x 15'4"

French patio doors leading to rear garden, Window to rear aspect.

Bedroom 1

9'3" x 15'4"

Built in storage, Windows to front aspect.

Bathroom

Suite comprising of a panelled bath with shower attachment over, WC and a vanity sink unit.

Bedroom 2

9'4" x 8'5"

Window to rear aspect.

Bedroom 3

9'4" x 8'0"

Window to rear aspect.

Outside Front

Mainly laid to gravel with paved pathway to front door. Allocated parking.

Outside Rear

Enclosed garden with patio area leading from french doors and lawned area towards the rear of garden.

Property Details

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - End of Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 74.1

Parking – On street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

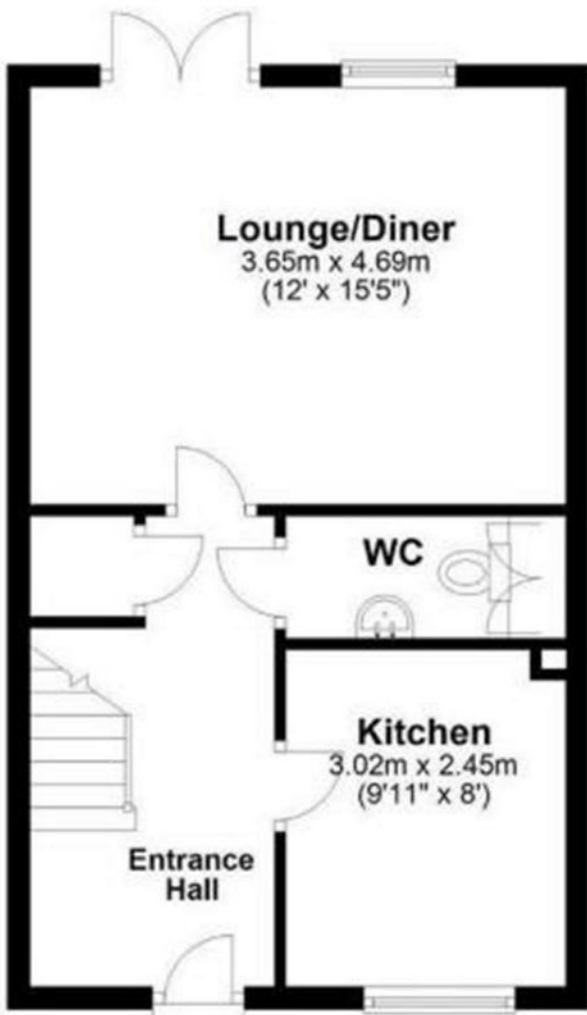
Location

Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.



Ground Floor

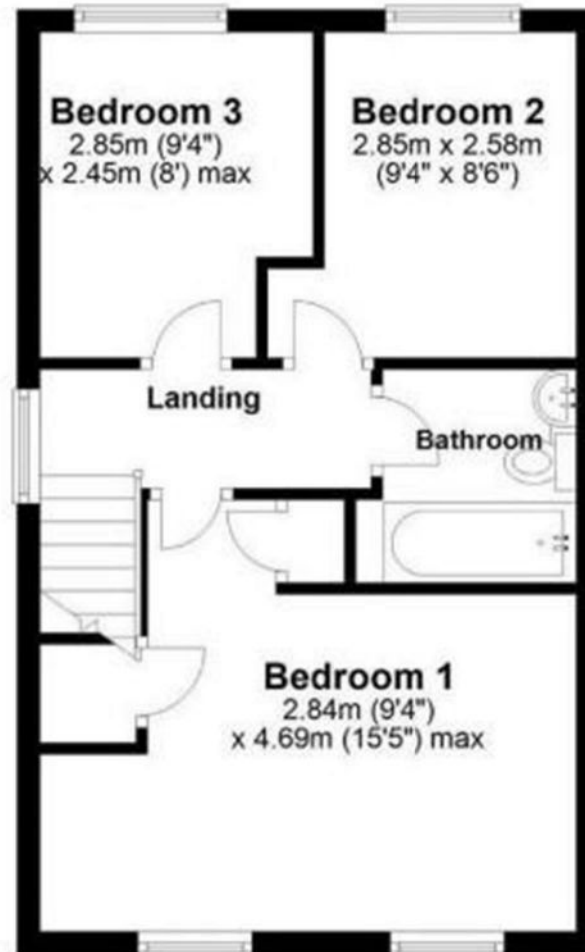
Approx. 37.1 sq. metres (399.2 sq. feet)



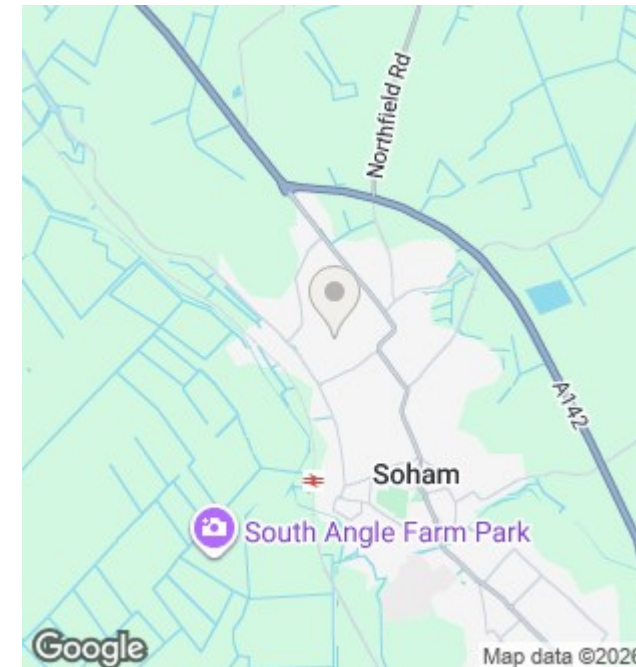
Total area: approx. 74.1 sq. metres (797.8 sq. feet)

First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



- Modern End Of Terrace Family Home
- Spacious Rooms
- Enclosed Garden
- Allocated Parking



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower CO ₂ emissions	Current	Market	Very environmentally friendly - lower CO ₂ emissions	Current	Market
(95-100) A		87	(95-100) A		
(81-94) B			(81-94) B		
(69-80) C	75		(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-20) G			(1-30) G		
Avg energy efficient - higher CO ₂ emissions			Avg environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



