



Avocet Grove, Soham
Ely, CB7 5GN
£240,000

MA
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Avocet Grove, Soham, Ely, CB7 5GN

A modern End of Terrace property located within a quiet mews. With parking to front and rear garden. Accommodation comprising Entrance Hall, Cloakroom, Sitting/Dining Room, Two Bedrooms, Bathroom and Shower En suite. Offered for sale with no onward chain.

EPC - C

Council Tax - B (East Cambridgeshire)

Entrance Hall

Tiled flooring. Entrance into kitchen. Doors leading to WC, storage cupboard and sitting/dining room.

Kitchen 10'0" x 6'3" (3.07 x 1.92)

Fitted with a range of eye and base level cupboards. Stainless steel sink with drainer and mixer tap over. Integrated stainless steel oven with 4 ring gas hob, extractor fan over and tiled splashback. Light worktop surface. Space for fridge/freezer. Space and plumbing for washing machine. Tiled flooring. Window to front aspect.

WC

Tiled flooring. White suite comprising low level W.C. and hand basin. Radiator. Obscured window to front aspect.

Open Plan Sitting/Dining Room 19'1" x 12'7" (5.82 x 3.86)

Open plan sitting/dining room with French doors leading to the rear garden. Radiator. Wooden effect flooring throughout.

First Floor Landing

Doors leading off to all rooms.

Bedroom 1

Good size, light double bedroom with wooden effect flooring. En suite W.C., hand basin and shower room. Door to airing cupboard. Radiator. Loft hatch. Window overlooking the rear aspect.

Ensuite

En suite shower room with generous walk-in shower, low level W.C and hand basin. Radiator. Obscured window to side aspect.

Bedroom 2 12'6" x 8'2" (3.83 x 2.51)

Good sized, light bedroom with wood effect flooring. Radiator. Window overlooking front aspect.

Bathroom 6'5" x 6'2" (1.98 x 1.89)

Main bathroom with white suite comprising low level W.C. hand basin, bath with shower over and glass bi-fold shower screen. Fitted vanity unit with shelving. Radiator. Obscured window to side aspect.

Outside - Rear

Fully enclosed garden with side gate access.

Outside - Front

Allocated parking for 2 cars.

PROPERTY INFORMATION

Maintenance fee - n/a
EPC - C

Tenure - Freehold

Council Tax Band - B (east Cambridgeshire)

Property Type - End of Terrace
Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Meters - 67SQM

Parking - Allocated

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

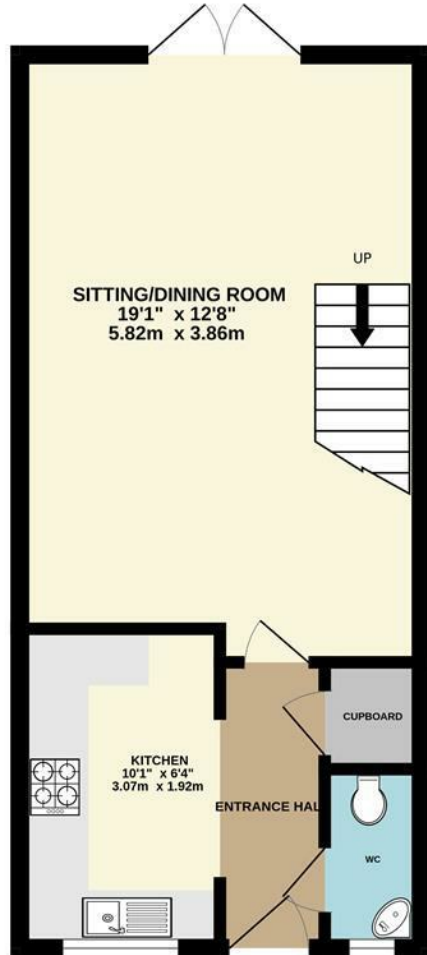
Broadband Type - Ultrafast available.
Max 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage - Good

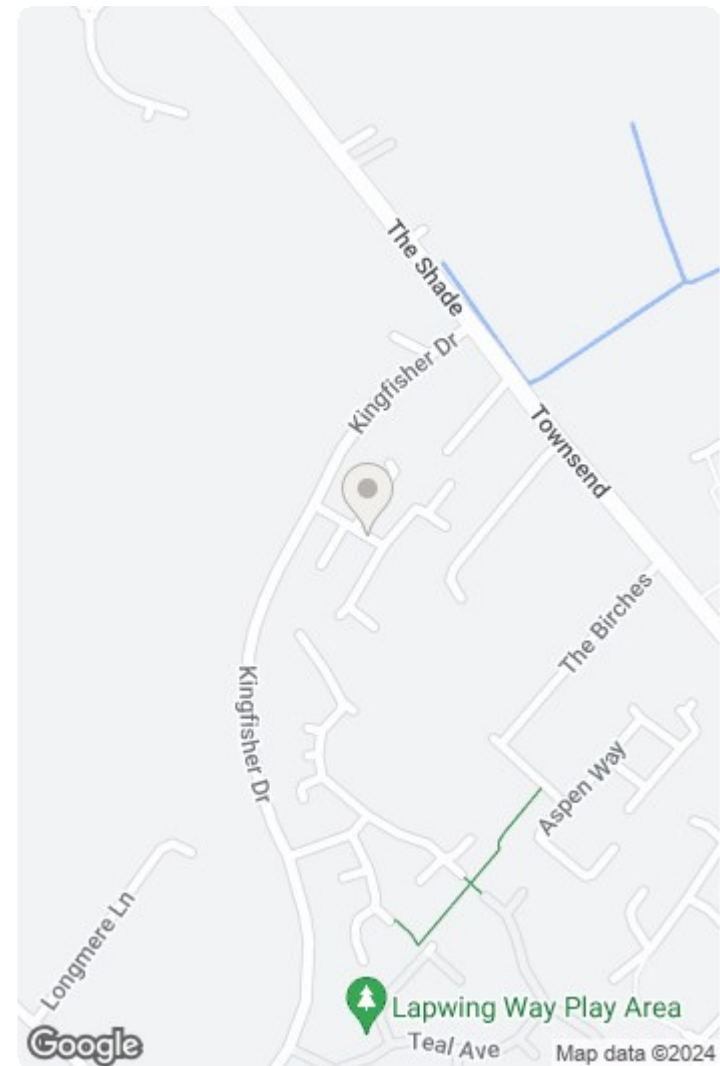
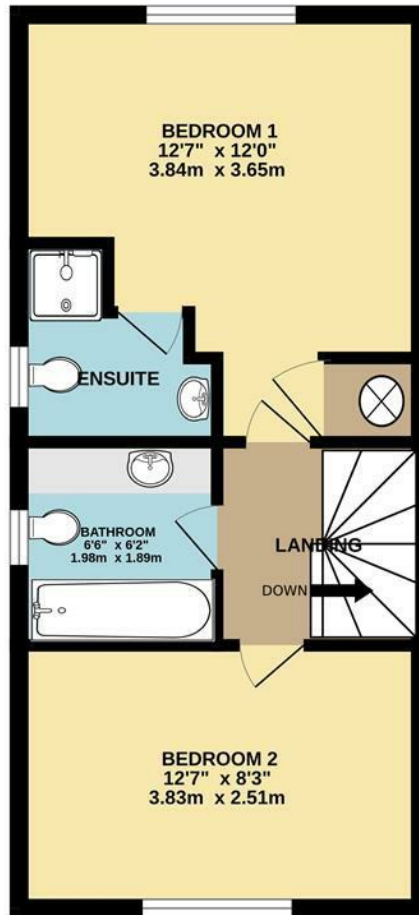
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	89		

Energy Efficiency Rating scale (A-G):
 A: 92-101 (Very energy efficient - lower running costs)
 B: 81-91
 C: 69-80
 D: 54-68
 E: 39-53
 F: 29-38
 G: 1-28 (Not energy efficient - higher running costs)

Environmental Impact (CO₂) Rating scale (A-G):
 A: 0-10 (Very environmentally friendly - lower CO₂ emissions)
 B: 11-20
 C: 21-30
 D: 31-40
 E: 41-50
 F: 51-60
 G: 61-70 (Not environmentally friendly - higher CO₂ emissions)

England & Wales EU Directive 2002/91/EC

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