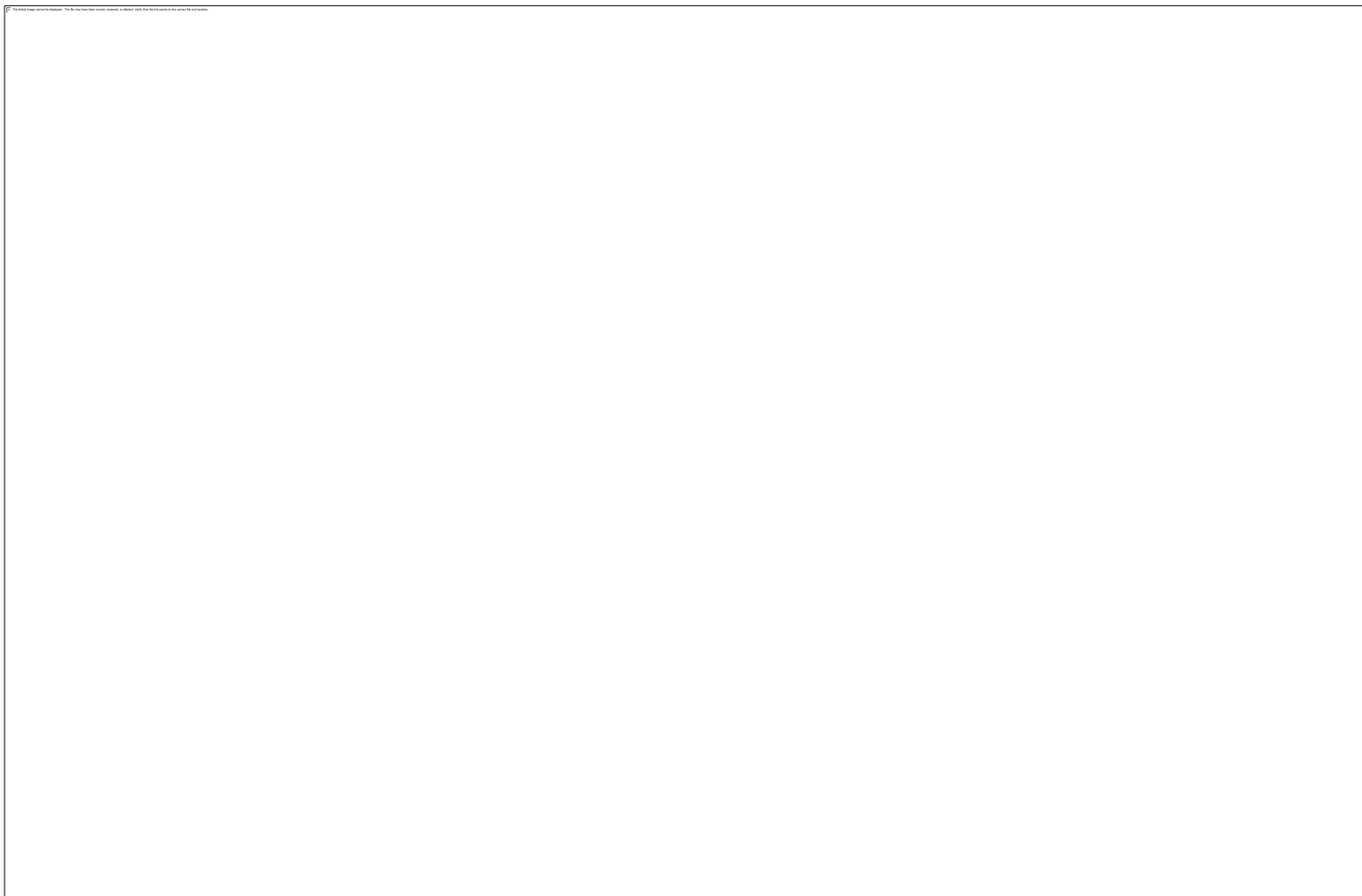
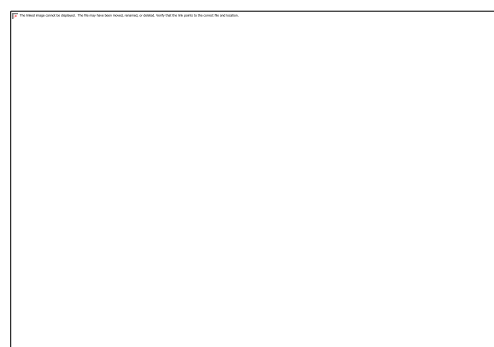
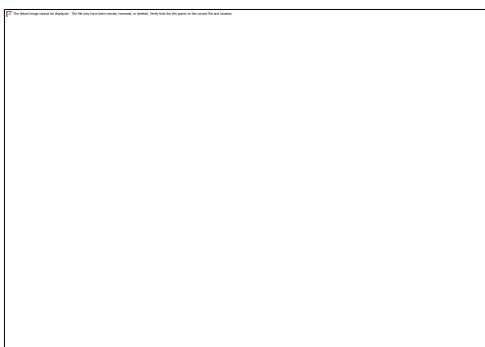
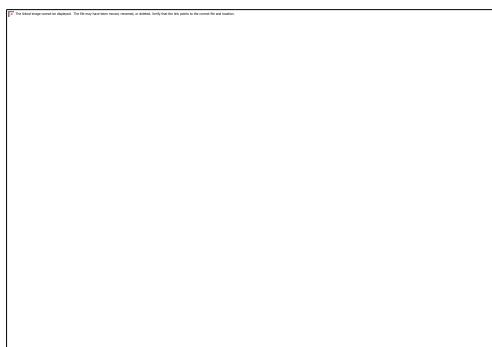


# Let 365 sales

## BITTERN GROVE, SOHAM



- Townhouse
- Separate dining room
- Parking and Garage
- 4 Good sized bedrooms
- Desirable location
- Enclosed rear Garden



**Bittern Grove**  
Soham, Ely, CB7 5FR

**Guide Price £285,000**

**LET365SALES Are Proud to Offer This Impressive 4 Bedroom End Terraced Townhouse to The Property Market. Located in This Desirable Residential District of Soham, Offering Spacious Accommodation Set Over 3 Floors, Enclosed Rear Garden, Garage and Parking, Gas Central Heating and Double Glazing.**

**Kitchen** 10' 10" x 8' 0" (3.30m x 2.44m)

Modern white high gloss units, rear facing window and glazed back door leading to enclosed rear garden, ceramic tiled flooring, white paneled doors leading to Hall way and dining room, built in electric oven and hob, extractor fan, stainless steel sink with mixer tap.

**Dining Room** 10' 10" x 8' 11" (3.30m x 2.72m)

Bleached wood effect flooring, Patio doors opening to rear garden and patio.

**Lounge** 14' 4" x 10' 11" (4.36m x 3.34m)

Large front facing window, doors leading to hallway and Dining room, Carpeted, TV point and radiator

**Entrance Hall**

Front door opening to wood effect floored hallway, carpeted stairs with doors leading W/C, Lounge and Kitchen.

**Master bedroom** 10' 11" x 9' 10" (3.34m x 3.00m)

Large bright generous double, front facing window, carpeted and door leading to ensuite

**Bedroom 4** 9' 10" x 8' 10" (3.00m x 2.70m)

Another good sized room, with a rear facing window, carpeted

**Bathroom** 7' 1" x 6' 7" (2.16m x 2.00m)

Ceramic tiled floor, rear facing window, 3 piece white suite, comprising of W/C Hand Basin and paneled fronted bath.

**En-suite to Master** 6' 0" x 5' 5" (1.84m x 1.64m)

Window to front, ceramic tiled floor, shower cubicle, white w/c and hand basin in vanity unit.

**Bedroom 2** 17' 2" x 9' 6" (5.24m x 2.90m)

3 Velux windows to the rear aspect make for a light large room, carpeted, radiator, and alcove storage.

**Bedroom 3** 17' 2" x 9' 10" (5.24m x 3.00m)

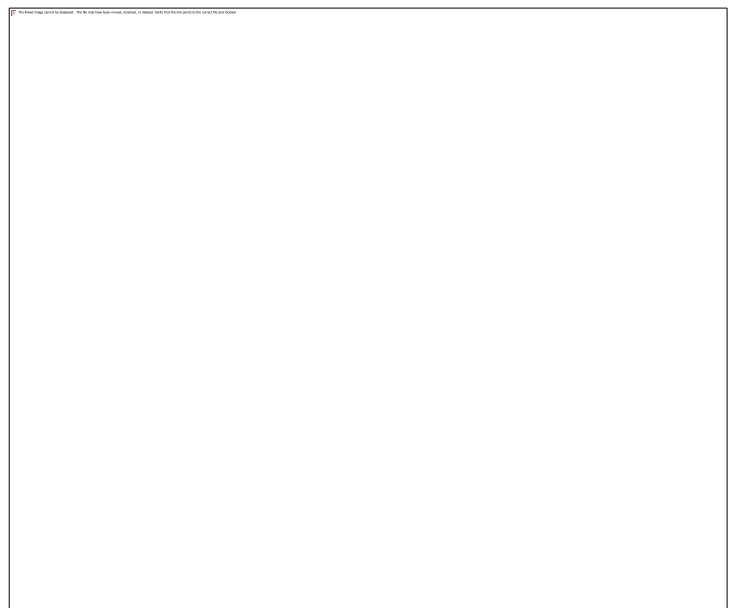
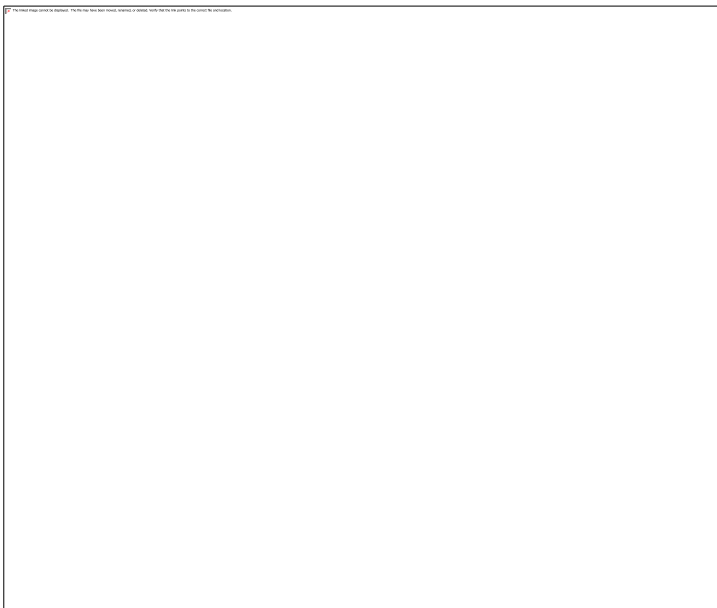
Window to front aspect, carpeted, door to Airing cupboard and radiator.

**Shower Room**

Located on the top floor to serve Bedrooms 2 and 3, partly tiled walls, tiled floor., window to side, white W/C and hand basin

**Outside**

Fenced and gated enclosed rear garden, gate gives access to parking and single garage, garden mainly laid to lawn with patio area and flower beds.



# Energy Performance Certificate

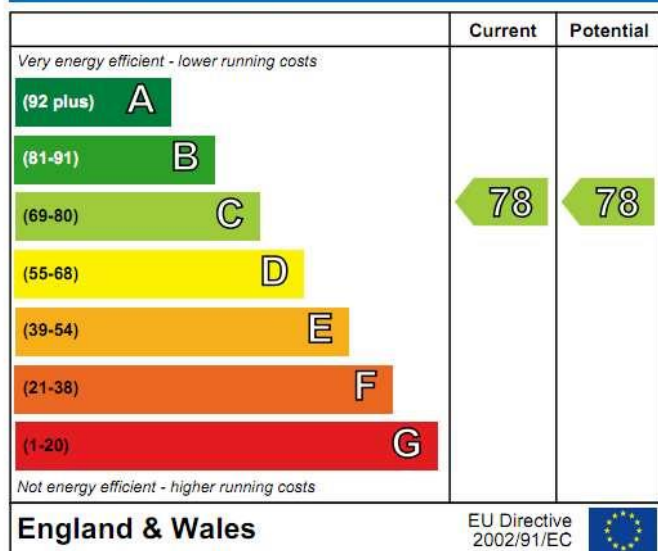


7 Bittern Grove  
Soham  
ELY  
Cambridgeshire  
CB7 5FR

Dwelling type: End-terrace house  
Date of assessment: 21 April 2011  
Date of certificate: 21 April 2011  
Reference number: 8905-1098-3629-3526-5493  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 120 m<sup>2</sup>

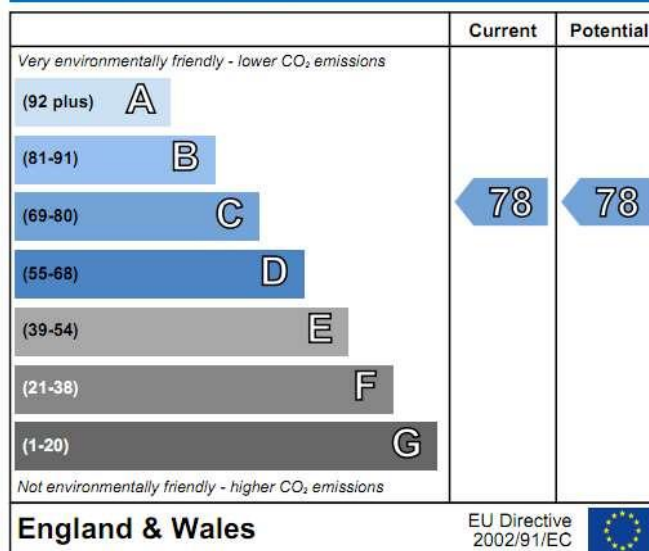
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	117 kWh/m <sup>2</sup> per year	117 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.7 tonnes per year	2.7 tonnes per year
Lighting	£58 per year	£58 per year
Heating	£417 per year	£417 per year
Hot water	£109 per year	£109 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.