

let 365 sales

HERON CROFT, ELY

Soham



- 50% Shared Ownership with CHS
- Enclosed Garden
- Popular Residential Area
- Close to Shade Primary School
- 2 Double Bedrooms
- Kitchen/Diner
- Close to Shade Primary School
- Viewings 9am-9pm 7 Days a week



Heron Croft
Soham, Ely, CB7 5WA

£100,000 50% Share

Heron Croft, Soham This Rarely Available 50% Shared Ownership Mid- Terraced House. Has 2 Good Size Bedrooms, Bathroom Room, Kitchen/Diner, Living Room, Enclosed Garden, Gas fired Central Heating, Fully Double Glazed, Allocated parking. Located on this popular residential district of Soham, Within easy reach of A142, Shade Primary School and Local Amenities. Viewings 9am-9pm 7 Days A Week

Hall

Front door leading to Hall way and stairs, Wood effect flooring, radiator and phone point, 3 further doors leading to Kitchen/Diner, Lounge, and Cloakroom.

Kitchen/Diner 16' 0" x 9' 2" (4.88m x 2.80m)

Range of modern low and high-level units, sink with mixer tap, worktops, tiled floor, front aspect double glazed windows, radiator and TV point

Living Room 15' 3" x 9' 2" (4.66m x 2.80m)

Double glazed window to rear, back door leading to rear garden, TV point and radiator, Wood effect flooring.

Cloakroom

Comprising of white W/C and hand basin.

Landing

Bathroom

Partly tiled walls, frosted double glazed rear facing window, radiator, slate effect tiled flooring, white W/C, sink and bath with shower over.

Bedroom 1 12' 2" x 10' 0" (3.72m x 3.06m)

Front aspect window, radiator, TV point, built in wardrobe, carpeted

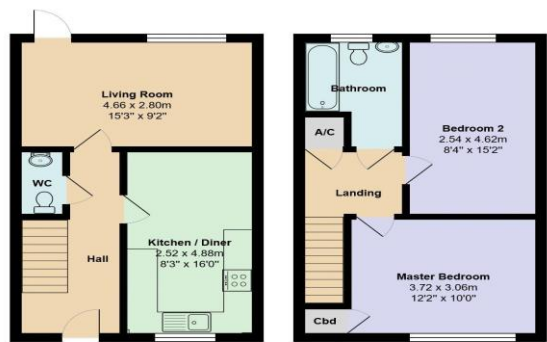
Bedroom 2 15' 2" x 8' 3" (4.62m x 2.52m)

Double glazed window to rear aspect, radiator, TV and Telephone point, carpeted.

Outside

Enclosed rear garden laid mainly to lawn and mature plants, fenced and gated, rear gate leads to allocated parking space.

84 Heron Croft, Soham, CB7 5WA



Total Area: 73.1 m² ... 787 ft²
All measurements are approximate and for display purposes only

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Energy Performance Certificate

84, Heron Croft, Soham, ELY, CB7 5WA

Dwelling type: Mid-terrace house
Date of assessment: 04 September 2018
Date of certificate: 05 September 2018

Reference number: 0648-4032-7241-6808-1984
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

Use this document to:

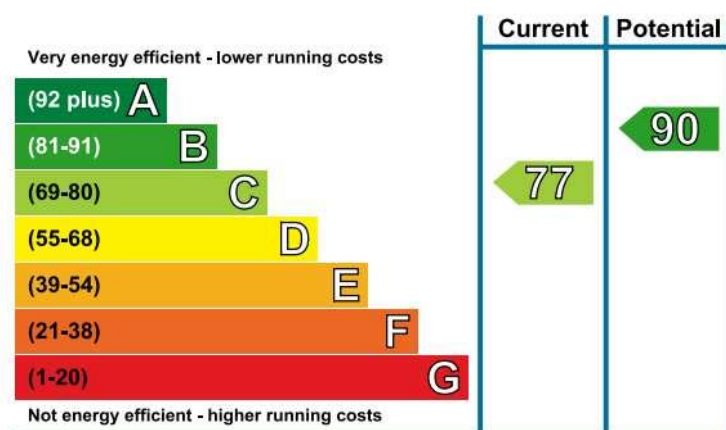
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,353
Over 3 years you could save	£ 129

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	
Heating	£ 870 over 3 years	£ 882 over 3 years	
Hot Water	£ 318 over 3 years	£ 177 over 3 years	
Totals	£ 1,353	£ 1,224	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 129
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 921

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.