



## 63 Gimbert Road

Soham, Ely, Cambs, CB7 5FD

**Guide Price £272,500**





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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, M&S Local 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

Well-presented 3 bed terraced house at the end of a cul-de-sac, providing allocated parking for two vehicles, double glazing, gas central heating, ensuite, cloakroom, living room, kitchen with utility area and with wardrobes to all bedrooms. This is an ideal first - time purchase. Arrange to view today.

## Entrance Hall

Recently fitted part double glazed entrance door. Fusebox. Radiator. Stairs to first floor. Door to Living room.

## Living Room - 4.44m x 3.61m (14'7" x 11'10")

Double glazed window to the front aspect. Two radiators. TV point. Understairs storage cupboard. Ceiling light point. Door to:

## Kitchen/Breakfast Room - 3.61m x 3.56m (11'10" x 11'8")

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl stainless steel sink with mixer tap. Space and plumbing for automatic dishwasher. Integrated AEG oven. Integrated fridge and freezer. 4 Ring electric hob with extractor over. Radiator. Double glazed patio doors and side panels to the rear aspect.. Ceiling light point. Opening to utility area.

## Utility Area - 1.68m x 0.97m (5'6" x 3'2")

Space and plumbing for automatic washing machine with work surface over. Cupboard housing recently fitted Worcester gas fired boiler serving central heating. Door to:

## WC - 1.8m x 0.97m (5'11" x 3'2")

Low level WC. Pedestal wash basin. Tiled splash area. Radiator. Extractor. Ceiling light point.

## Landing

Over stairs storage cupboard. Ceiling light point. Access to part boarded loft with light and loft ladder.

## Bedroom 1 - 2.84m x 2.62m (9'4" plus wardrobe x 8'7")

Double glazed window to the front aspect. Radiator. Ceiling light point. Built-in double wardrobe with hanging rail and shelf. Door to:

## Ensuite - 2.06m x 1.4m (6'9" x 4'7")

Sliding doors to shower cubicle. Low level WC. Pedestal wash basin. Heated towel rail. Extractor. Spotlights to ceiling.

## Bedroom 2 - 3.02m x 2.64m (9'11" x 8'8" plus door recess)

Double glazed window to the rear aspect. Ceiling light point. Radiator. Built-in double wardrobe.

## Bedroom 3 - 2.64m x 1.91m (8'8" x 6'3")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Built-in double wardrobe and built-in single wardrobe.

## Bathroom - 1.91m x 1.91m (6'3" x 6'3")

Double glazed window to the front aspect. Panelled bath. Low level WC. Pedestal wash basin. Tiled splash areas. Spotlights to ceiling. Heated towel rails and a shaver socket.

## Outside

There is allocated parking for two vehicles to the front of the property. Area of landscaping to the front with gravelled area and paved pathway to the entrance door which has a small canopy over. Gas and electric meter cupboards. Path to side leading to a personal gate into the rear garden.

The rear garden is enclosed with timber fencing and has a patio, timber shed, outside tap, artificial lawn and flower/shrub borders.

## Notes

There is a management fee for communal areas of £160 per annum inc insurance.

A new boiler was installed in 2023 with Hive technology.

The entrance door was recently replaced.

Access to a communal vegetable patch

Council is East Cambridgeshire District Council.

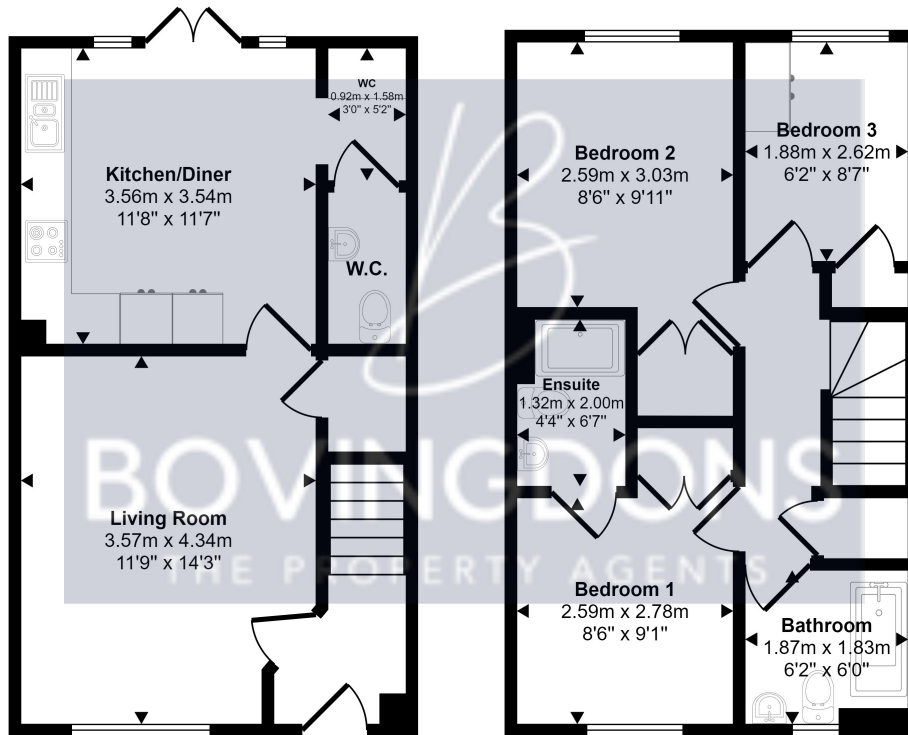
Council tax band is B.







Approx Gross Internal Area  
75 sq m / 805 sq ft



Ground Floor  
Approx 37 sq m / 401 sq ft

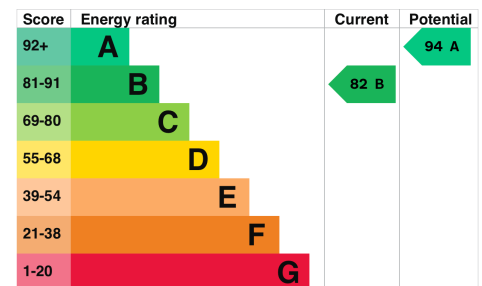
First Floor  
Approx 38 sq m / 404 sq ft

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.

## Energy Efficiency Graph



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.