



**4 Guntons Close,**  
Soham, Ely, Cambs, CB7 5DN

**Guide Price £270,000**





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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 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 highly-rated 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 and extended 3 bed semi detached house which benefits from no onward chain, gas central heating, double glazing, conservatory, utility and WC. Located at the beginning of this ever-popular residential area, this is a great first-time purchase. Arrange to view today.

### Hallway - 3.48m x 0.91m (11'5" x 3'0")

Part double glazed entrance door. Tiled floor. Radiator. Coved ceiling with light point. Stairs to first floor. Open doorway to kitchen. Door to living Room. Door to:

### WC/Utility Room. - 2.49m x 2.03m (8'2" x 6'8")

Formed from part of original garage - Low level WC. Pedestal wash basin. Cupboard with electric and gas meters and fuse box. Extractor fan. Tiled floor. Plumbing for washing machine. Spotlights to Ceiling

### Kitchen - 3.48m x 2.06m (11'5" x 6'9")

Range of units at base and wall level with work surfaces over. Single bowl sink with mixer tap. Double glazed window to the front aspect. Fully tiled walls. Spaces and plumbing for washing machine and tumble dryer. Integrated Zanussi double oven and Induction hob over. Bosch extractor canopy. Coved ceiling with fluorescent light. Larder cupboard to corner.

### Living Room - 5.46m x 3.61m (17'11" x 11'10")

Radiator. Large double-glazed window to the rear aspect. TV point. Glazed panel from kitchen. Opening to Dining area. Coved ceiling with light point.

### Dining Area - 2.92m x 2.79m (9'7" x 9'2")

Radiator. Coved ceiling with light point. Double glazed patio doors to the Conservatory.

### Conservatory - 2.67m x 2.34m (8'9" x 7'8")

Brick and Upvc construction. Tiled flooring. Spotlights to ceiling. Double glazed windows and door to the rear garden.

### Landing

Radiator. Access to loft space. Coved ceiling with spotlights.

### Bedroom 1 - 3.63m x 3.05m (11'11" x 10'0")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Range of wardrobes, drawers and over-bed cupboards as seen.

### Bedroom 2 - 4.62m x 2.36m (15'2" x 7'9")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Cupboard housing Vaillant Gas fired boiler serving central heating and hot water. Built-in double wardrobe with hanging rail and shelving. TV Point.

### Bedroom 3 - 2.54m x 2.36m (8'4" x 7'9")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in single wardrobe with hanging rail and shelving.

### Shower room - 2.26m x 1.8m (7'5" x 5'11")

Corner curved shower cubicle. Pedestal wash basin. Low level WC. Radiator. Fully tiled walls. Extractor fan. Coved ceiling with light point. Double glazed window to the front aspect.

### Outside

The frontage is laid mainly to block paved driveway providing off road parking for 2 vehicles. The garage has been split and now has storage at the front and the rear is now the utility/WC.

There is a gate to the side leading to the rear garden.

The rear garden is landscaped and enclosed with timber fencing to the boundary. There is a shed and separate Summer house. The garden is laid to lawn with aggregate borders and a paved patio. Outside power point and water butts.

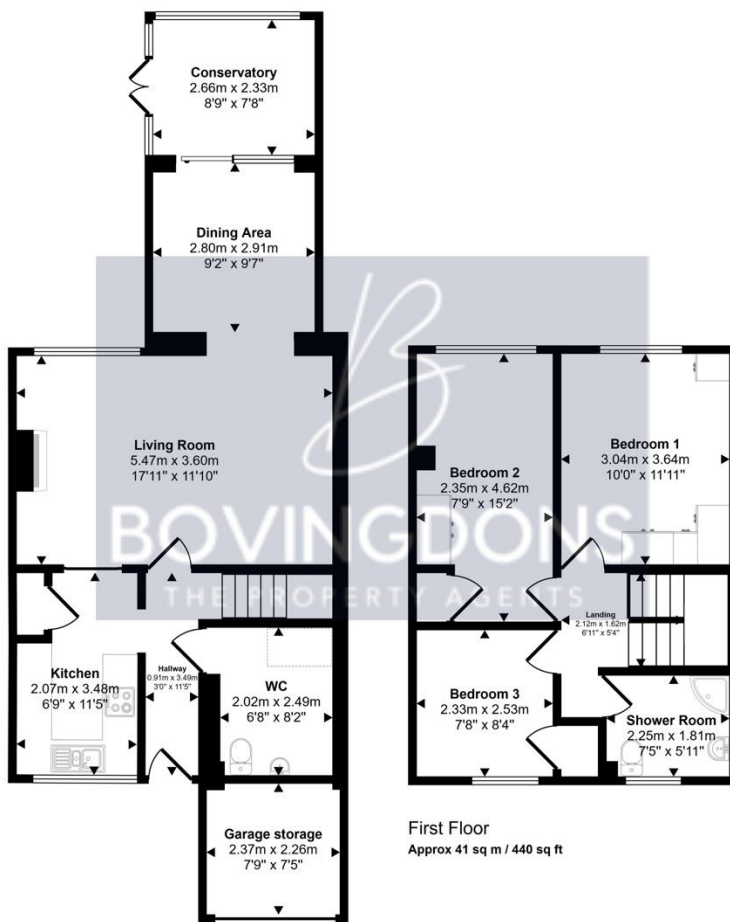






## Floor Plan

Approx Gross Internal Area  
102 sq m / 1103 sq ft



Ground Floor  
Approx 62 sq m / 663 sq ft

Denotes head height below 1.5m

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.

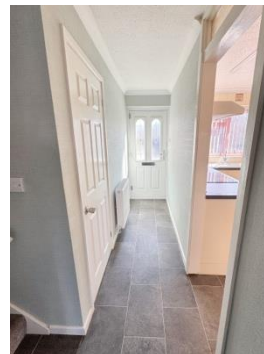
## Viewing

Please contact our Soham Office  
on 01353 725723 if you wish to arrange a viewing appointment for this  
property or require further information.

## Property Information.

Local Council is East Cambridgeshire  
District Council  
Council Tax Band is B  
The property is Freehold with  
registered title number CB7154  
All main services are connected.  
Restrictions apply but the seller is not  
aware of any Easements, Wayleaves  
or Rights of Way  
Flood risk is very low.  
Estimated Broadband Speeds are  
Standard 15mbps, Superfast 37mbps  
& Ultrafast 1800mbps

## NO ONWARD CHAIN



## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 firms' employment has the authority to make or give any representation or warranty in respect of the property.