



87 Guntons Close

Soham, Ely, Cambs, CB7 5DL

Guide Price £279,950



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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 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

This 4 bed semi-detached house, located in a popular residential area, benefits from gas central heating, double glazing, off-road parking for 2 vehicles, conservatory, living room, kitchen and separate Dining room/Family room (former garage).

Hallway

Part double glazed entrance door. Coved ceiling with spotlights. Radiator. Stairs to first floor. Central heating thermostat.

Living Room - 5.54m x 3.33m (18'2" x 10'11")

Double glazed window to the rear aspect and double-glazed patio doors and side panels to the Conservatory. Radiator. TV point. Coved ceiling with light point.

Dining Room - 4.5m x 2.24m (14'9" x 7'4")

(Formerly a single garage). Double glazed window to the front aspect. Radiator. Three wall light points. Two understairs storage cupboards. Cupboard housing Newly fitted Worcester Gas fired boiler serving central heating and hot water.

Kitchen - 3.2m x 3.18m (10'6" x 10'5")

Double glazed window to the front aspect. Range of units at base and wall level with work surfaces over. One and a half bowl sink with mixer tap. Tiled splash areas. Space for cooker with extractor over. Space and plumbing for automatic washing machine. Space for upright fridge/freezer. Coved ceiling with spotlights. Door to:

Conservatory - 2.92m x 2.72m (9'7" x 8'11")

Mainly Upvc construction with double glazed windows to three aspects and double-glazed door to the rear garden. Vaulted ceiling.

Landing

Access to loft space. Ceiling light point. Storage cupboard.

Bedroom 1 - 3.38m x 3.33m (11'1" x 10'11")

Dado rail. Radiator. TV Point. Coved ceiling with light point. Double glazed window to the rear aspect.

Bedroom 2 - 2.9m x 2.72m (9'6" x 8'11")

Dado rail. Radiator. Coved ceiling with light point. Double glazed window to the front aspect.

Bedroom 3 - 3.3m x 2.06m (10'10" x 6'9")

Dado Rail. Radiator. Coved ceiling with light point. Double glazed window to the rear aspect.

Bedroom 4 - 2.54m x 1.98m (8'4" x 6'6")

Dado rail. Radiator. Coved ceiling with light point. Double glazed window to the front aspect. TV point. Telephone point.

Bathroom - 2.39m x 1.7m (7'10" x 5'7")

Panelled bath with Triton Electric shower over. Pedestal wash basin. Low level WC. Fully tiled walls and floor. Heated towel rail. Extractor. Double glazed window to the side aspect.

Outside

The frontage of the property provides off road parking for two vehicles with Gas and Electric meter cupboards and access to the side leading to the entrance door. The rear garden has a raised timber deck adjacent the conservatory, timber fencing to three sides area of lawn, flower and shrubs borders and a gate to the side giving access from the front.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is C.

The property is Freehold with reg title CB8428. Covenants apply but the seller is not aware of any Wayleaves, Easements or Rights of Way. Flood risk is very low.

Est. broadband speeds are Standard 16mbps, Superfast 49mbps & Ultrafast 1800mbps

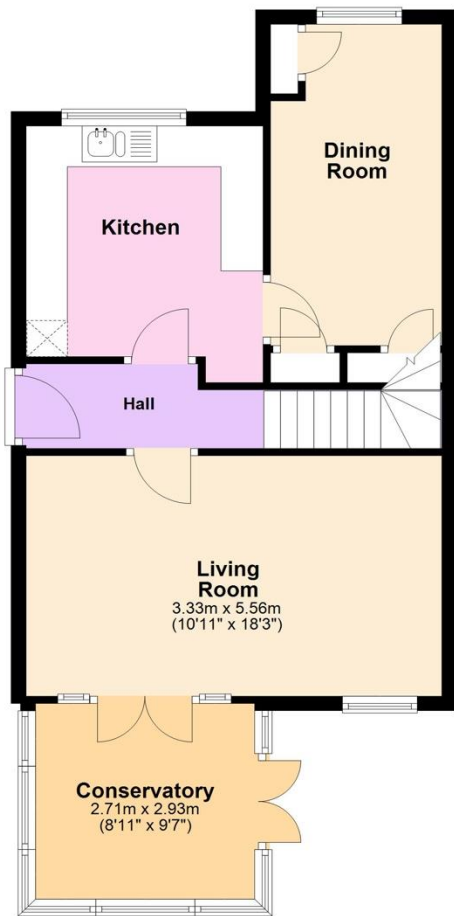




Floor Plan

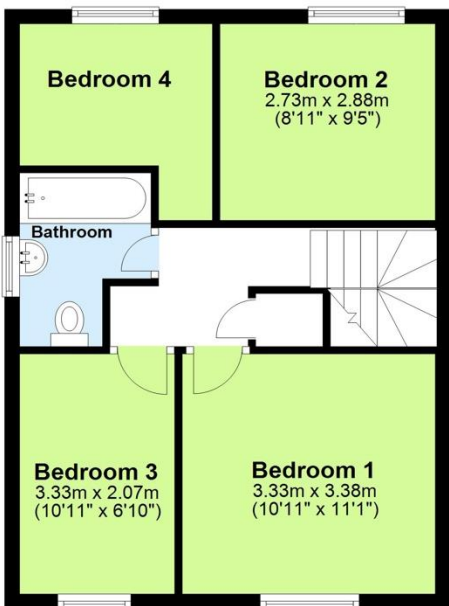
Ground Floor

Approx. 55.4 sq. metres (595.8 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



Total area: approx. 99.2 sq. metres (1068.2 sq. feet)



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

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

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.