



## **Guntons Close, Soham, Cambridgeshire, CB7 5DN**

**Rent - Offers In The Region Of £260,000      Deposit -**

A well-presented three-bedroom freehold home situated in a quiet residential close within the popular market town of Soham. This attractive property offers well-proportioned living accommodation and is ideal for families, first-time buyers, or those seeking a comfortable home in a well-connected location.

The accommodation is arranged over two floors and comprises a spacious living room, a well-proportioned kitchen/diner, and three good-sized bedrooms. The property further benefits from a family bathroom, double glazing

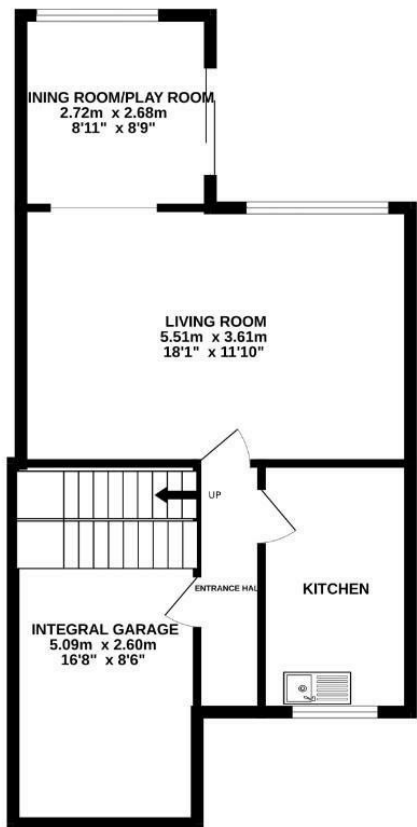
- THREE BEDROOM FREEHOLD HOME
- WELL-PRESENTED THROUGHOUT
- KITCHEN / DINER
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- QUIET RESIDENTIAL CLOSE IN SOHAM
- SPACIOUS LIVING ROOM
- IDEAL FOR FAMILIES OR FIRST-TIME BUYERS
- EPC RATING D WITH POTENTIAL TO IMPROVE
- EXCELLENT TRANSPORT LINKS TO ELY AND CAMBRIDGE



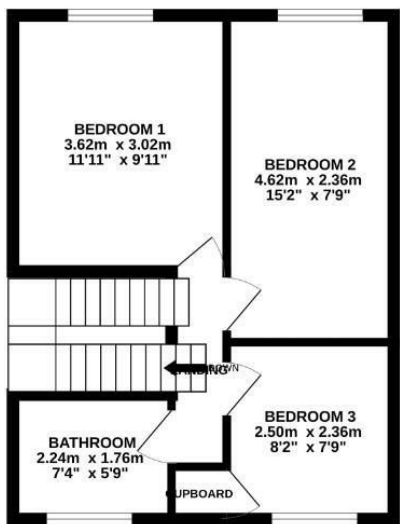
Council Tax Band: B - EPC Rating: D 68



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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