



Guntons Close, Soham, CB7 5DL



Guntons Close

Soham,
CB7 5DL

- Established Semi Detached Home
- Open Plan Kitchen / Diner
- 4 Bedrooms
- Driveway
- Enclosed Garden to Rear

An established semi detached property offering 4 bedrooms, open plan kitchen/diner and lounge, together with driveway and garden.



Guide Price £269,950





LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALL

With door to side aspect, stairs to first floor.

CLOAKROOM

With low level WC, wash hand basin.

KITCHEN / DINING ROOM

With sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, hob and extractor hood, double glazed window to front aspect.

Dining area with double glazed window to front aspect, radiator, built-in storage cupboard.

LOUNGE

With double glazed window and French doors to rear garden.

FIRST FLOOR LANDING

With airing cupboard housing hot water tank.

BEDROOM 1

With double glazed window to rear aspect, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator

BEDROOM 4

With double glazed window to front aspect, radiator.

BATHROOM

With panel bath, low level WC, pedestal hand basin, radiator.

OUTSIDE

To the front of the property there is a driveway providing off road vehicular parking. To the rear of the property you will find a fully enclosed garden which is predominantly laid to lawn with paved patio.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - C

VIEWING ARRANGEMENTS

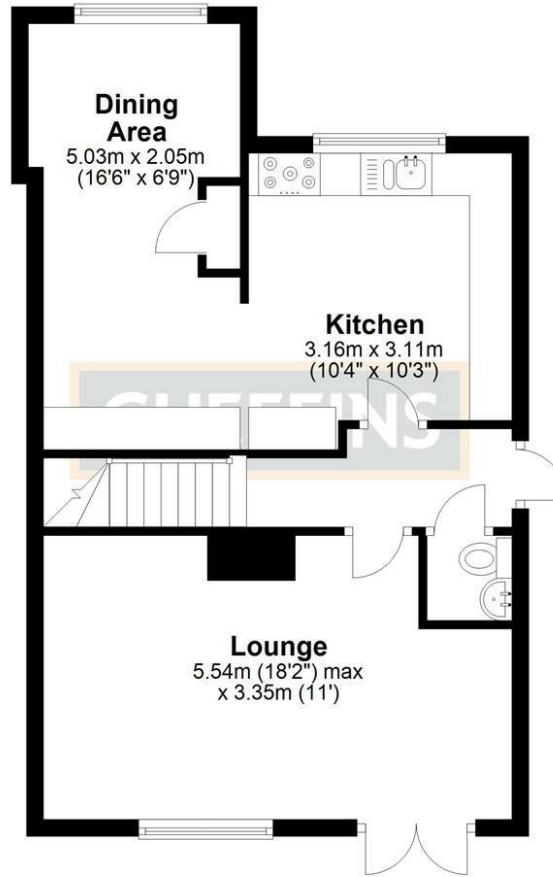
Strictly by appointment with the Agents.





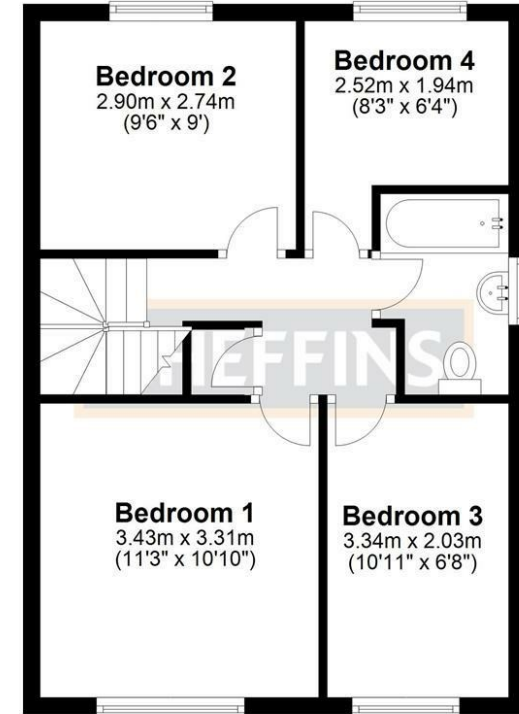
Ground Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 90.1 sq. metres (970.1 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales	EU Directive 2002/91/EC

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Council Tax Band - C

Local Authority - East Cambs District Council



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.