



93 Guntons Close

Soham, Ely, Cambs, CB7 5DL

Guide Price £250,000



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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 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 3-bed semi-detached house sits in an off-road position on this popular residential estate. Benefitting from gas fired central heating, double glazing, single garage and No Onward Chain, this would be good first-time purchase.

Hallway

Part double glazed entrance door. Stairs to first floor. Storage and shoe cupboards. Radiator. Mains wired fire alarm. Ceiling light point.

Living Room - 5.05m x 3.33m (16'7" x 10'11")
Radiator. Bi-fold double glazed doors to the rear garden. TV Point. Two wall light points. Ceiling light point.

Kitchen/Diner - 5m x 3.51m (16'5" x 11'6")
Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Two double glazed windows to the front aspect. Tiled splash areas. Spaces and plumbing for automatic washing machine and dishwasher. Cupboard housing Vaillant gas fired boiler (still under warranty) serving central heating and hot water.. Stainless-steel single oven. 4-burner gas hob with a stainless-steel extractor over. Vertical radiator. Two ceiling light points. Understairs storage cupboards and fuse box.

Landing

Access to loft space. Vertical radiator. Ceiling light point. Over stairs cupboard with hot water tank and shelving.

Bedroom 1 - 5.05m x 2.69m (16'7" x 8'10")
Double glazed window to the rear aspect. Radiator. Two sets of double built-in wardrobes. Ceiling light point. Two wall light points.

Bedroom 2 - 2.31m x 2.29m (7'7" x 7'6")
Double glazed window to the front aspect. Ceiling light point. Built-in double wardrobes with sliding doors. Radiator.

Bedroom 3 - 2.21m x 1.75m (7'3" x 5'9")

Double glazed window to the front aspect. Radiator. Ceiling light point. Built in wardrobe with sliding doors.

Bathroom - 2.06m x 1.65m (6'9" x 5'5")

Panelled bath with mixer tap and a Triton Electric shower over. Low level WC. pedestal wash basin. Fully tiled walls. Heated towel rail. Ceiling light point. Double glazed window to the side aspect.

Outside

The front garden is laid to lawn with mature tree. The entrance door is to the side of the property. The rear garden is laid to lawn with a paved patio and timber fencing and brick wall to boundaries. Gate to the side leading to the parking area where there is a single garage in block.

Property Information

Local Council is East Cambridgeshire District Council.

Council Tax Band is B.

The property is freehold with registered title CB8038

Flood risk is very low.

All main utility services are connected

Restrictions apply but there are no Wayleaves, Easements or Rights of Way.

Estimated Broadband Speeds are Standard 16mbps, Superfast 49mbps and Ultrafast 1800mbps.

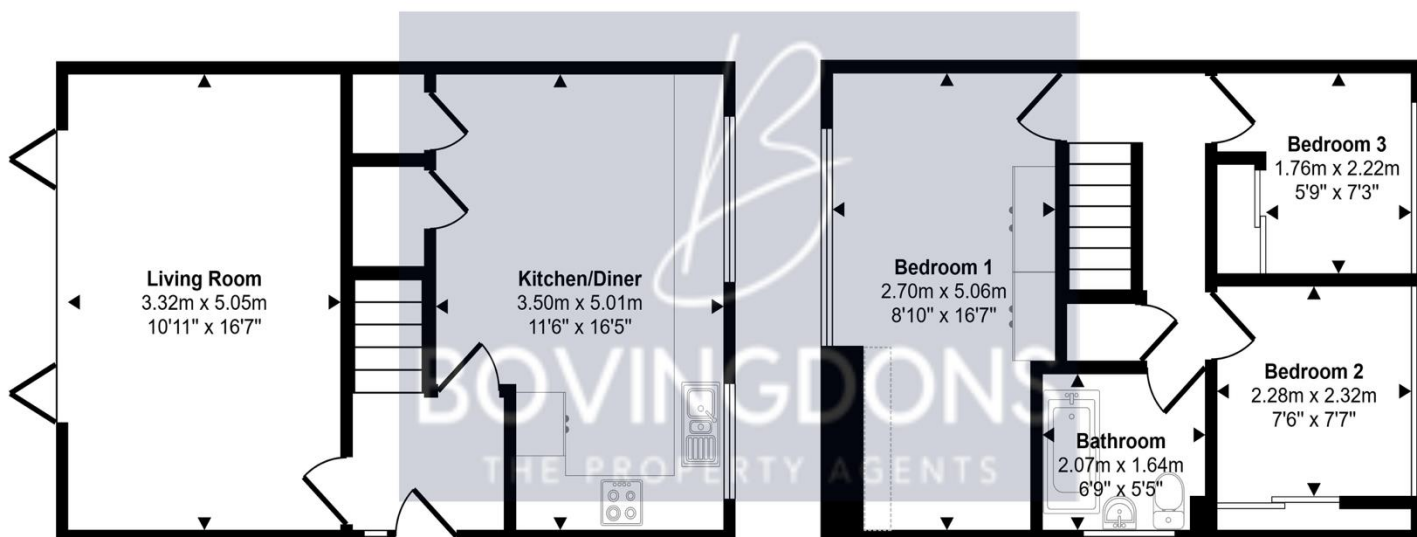
NO ONWARD CHAIN.





Floor Plan

Approx Gross Internal Area
76 sq m / 816 sq ft



Ground Floor

Approx 40 sq m / 430 sq ft

First Floor

Approx 36 sq m / 386 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.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 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.