



**Gimbert Road, Soham  
Ely, CB7 5FD  
Guide Price £270,000**

**MA**  
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# Gimbert Road, Ely, CB7 5FD

Set at the back of this small and popular development, this 3 bedroom semi-detached home offers immaculate and very well-presented accommodation.

With entrance hall, sitting room, kitchen/dining room, utility area and WC downstairs, and master bedroom with ensuite, 2 further bedrooms and family bathroom to the first floor.

Externally the property benefits from 2 parking spaces to the front and an enclosed rear garden with patio area and shed.

## Entrance Hall

With doors leading to the sitting room. Radiator. Stairs leading to the first floor.

## Kitchen/Dining Room

12'0" x 11'9"

Contemporary kitchen, fitted with a range of eye and base level cupboards with wooden worktop over. Stainless steel sink and drainer with mixer tap over. Integrated appliances. Integrated eye level oven. Inset electric hob with extractor over. LVT wood flooring. French doors leading to the rear garden. Opening to utility room. Door leading to the sitting room.

## Sitting Room

14'7" x 12'0"

Spacious sitting room with window to the front aspect. Radiator. Doors to entrance hall and kitchen.

## Utility Room

6'3" x 3'2"

Fitted with base cupboards with a worktop over. Space and plumbing for washing machine. Opening to kitchen/dining room. Door to cloakroom.

## Cloakroom

White suite comprising low level W.C. and hand basin. Door to utility room.

## Landing

With doors leading to all bedrooms and bathroom. Stairs leading to the ground floor.

## Master Bedroom

9'4" x 8'7"

Double bedroom with window to the front aspect. Built-in sliding, mirrored doors wardrobes. Radiator. Doors leading to en suite and landing.

## En Suite

6'3" x 5'4"

Contemporary white suite comprising low level W.C., pedestal hand basin with mixer tap over and generous walk in shower. Attractively tiled to wet areas. LVT wood flooring. Ladder radiator. Door to Master bedroom.

## Bedroom 2

14'7" x 8'7"

Double bedroom with window to the rear aspect. Radiator. Door to landing.

## Bedroom 3

10'9" x 6'7"

Well proportioned bedroom with window to the rear aspect. Radiator. Door leading to landing.

## Bathroom

6'7" x 6'3"

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and panelled bath with mixer tap and wall mounted shower over. Radiator. Obscured window. Door to landing.

## Outside - Front

Paved pathway leading to the front door with storm porch over. Pathway to the side leading to access gate to the rear garden. Parking space.

## Outside - Rear

Mainly laid to faux lawn with raised patio area to the rear of the house with French doors leading to the kitchen/dining room. Pathway leading to timber shed. Access gate to the side.

## PROPERTY INFORMATION

Maintenance fee - £200 Per Year

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 76 SQM

Parking - Allocated Parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

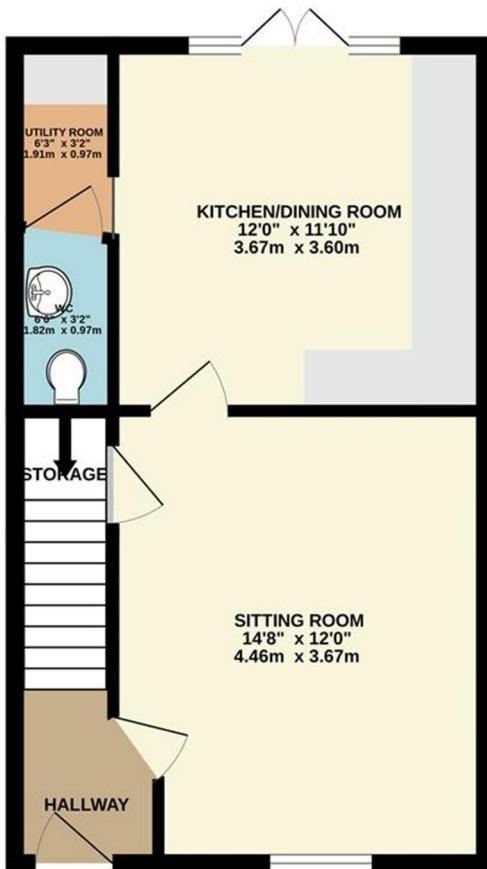
Rights of Way, Easements, Covenants - None that the vendor is aware of

## Location

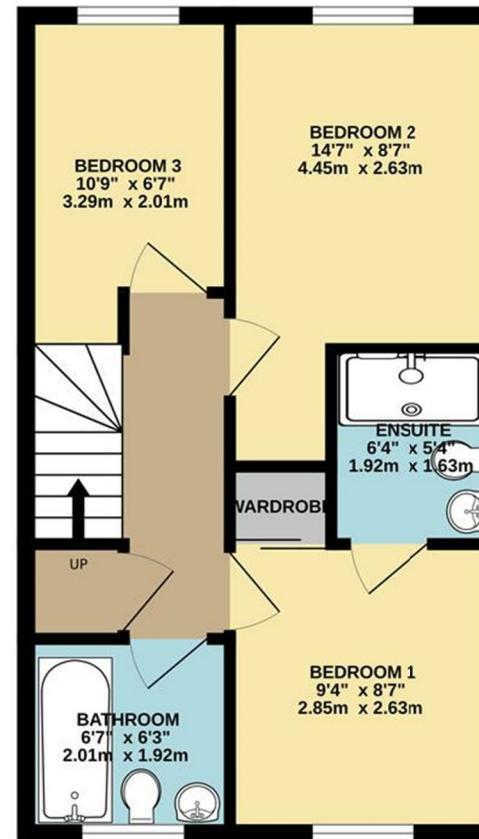
Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.



GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

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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- Modern Semi-Detached House
- Contemporary Kitchen/Dining Room
- Well Presented Sitting Room
- Master Bedroom with En Suite
- Two Further Bedrooms
- Modern Bathroom
- Family Rear Garden
- Allocated Parking
- Viewing Highly Recommended



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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