



Guntons Close, Soham, CB7 5DN

**CHEFFINS**

## Guntons Close

Soham,  
CB7 5DN

- Semi Detached Family Home
- Popular Town
- 3 Bedrooms
- Lounge & Kitchen/Dining Room
- Enclosed Rear Garden
- Driveway & Single Garage
- Freehold / Council Tax Band B / EPC Rating C

Situated in a central location within the popular Town of Soham is this established semi detached family home.

Accommodation comprises entrance hall, living room and kitchen/dining room on the ground floor, together with 3 bedrooms and a family bathroom on the first floor. Outside the property has an enclosed garden to rear, driveway parking and a single garage.



**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 front entrance door, stairs rising to the first floor, fuse board, tiled flooring. Door to:

## KITCHEN / DINING ROOM

With 2 double glazed windows to front, wall and base units with worktop space, integrated stainless steel sink with mixer tap, space for oven with overhead extractor hood, space for washing machine and dishwasher, partially tiled flooring, under stairs cupboard, radiator.

## LIVING ROOM

With double glazed window to rear, double glazed door leading through to the rear garden, radiator.

## FIRST FLOOR LANDING

With access to loft.

## BEDROOM 1

With double glazed window to rear, radiator.

## BEDROOM 2

With double glazed window to front, built-in cupboards, radiator.

## BEDROOM 3

With double glazed window to front, laminate flooring, radiator.

## BATHROOM

With side panelled bath with overhead shower and shower screen, wash hand basin with separate taps, low level WC, tiled splashbacks, opaque glazed window to side, radiator, vinyl flooring.

## OUTSIDE

To the front of the property there is a small laid to lawn garden. A driveway provides off road parking and leads to the single garage.

The rear garden is fully enclosed by wooden fence panels and is predominantly laid to lawn with patio area, side gated access and door into the garage.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>89</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>70</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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Tenure - Freehold

Council Tax Band - B

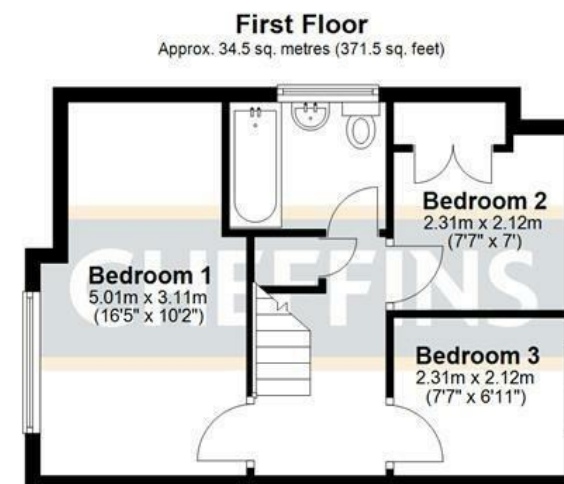
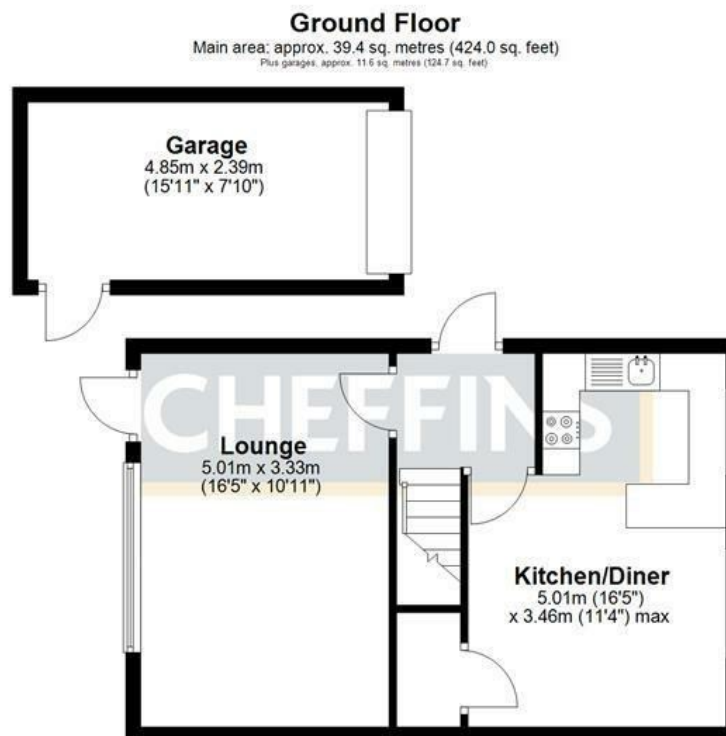
Local Authority - East Cambs District Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.



Main area: Approx. 73.9 sq. metres (795.5 sq. feet)  
Plus garages: approx. 11.6 sq. metres (124.7 sq. feet)

