



115 Guntons Close

Soham, Ely, Cambs, CB7 5DL

Guide Price £280,000



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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

Well-presented, 3-bed semi-detached house at the end of a cul-de-sac on this popular residential development. The property benefits from gas central heating, double glazing, single garage with driveway and a conservatory. Early viewing recommended.

Entrance Hall

Stairs to first floor. Central heating thermostat. Part double glazed entrance door. Fusebox. Coved ceiling with light point.

Living Room - 4.95m x 3.25m (16'3" x 10'7")

Double glazed windows and doors to the conservatory to the rear. Vertical radiator. Two wall light points. Coved ceiling with light point. TV point. Electric fire.

Kitchen/Diner - 4.93m x 2.46m (16'2" x 8'1")

Range of units at base and wall level with work surfaces and upstands over and a single bowl sink with mixer tap. Double-glazed windows to the front and side aspects. Glas splash-backs and a tiled floor. Bosch Double ovens. Space for upright fridge/freezer. Space and plumbing for automatic washing machine and dishwasher. 4 Ring gas hob with Bosch stainless steel & glass extractor canopy over. Dado rail. Vertical radiator. Coved ceiling with two light points. Large understairs storage cupboard.

Conservatory - 4.52m x 2.39m (14'10" x 7'10")

Radiator. Tiled flooring. Double glazed windows and double doors to the rear garden. Two wall light points. Work surface with space under for fridge and tumble dryer. Vaulted ceiling.

Landing

Radiator. Coved ceiling with light point. Access to loft space. Over stairs storage cupboard.

Bedroom 1 - 4.95m x 2.49m (16'3" x 8'2")

Double glazed windows to the front and side aspects. Coved ceiling with two light points. Two radiators. Dado rail.

Bedroom 2 - 2.72m x 2.41m (8'11" x 7'11")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

Bedroom 3 - 2.41m x 2.24m (7'11" x 7'4")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

Bathroom - 2.11m x 1.65m (6'11" x 5'5")

Refitted with 'P' Shaped panelled bath with mixer tap, shower attachment and screen. Heated towel rail. Double glazed window to the front aspect. Fully tiled walls. Wash basin in vanity unit with mixer tap. low level WC. Shaver socket.

Outside

The frontage has a driveway providing off road parking for 2-3 vehicles. Gas and electric meter cupboards. Gate to rear garden. Single garage with up and over door and door to the rear garden. Canopy over the entrance door. There is also an area laid to lawn.

The enclosed rear garden has a good sized patio, area of lawn with slate bedding to border. Outside tap. Door to garage. Water butt.

Property Information.

Local Council is East Cambridgeshire District Council

We are not aware of any Wayleaves, Easements or Rights of Way, but Restrictive Covenants apply.

Flood risk is low

The property is Freehold under title number CB48262.

All main services are connected.

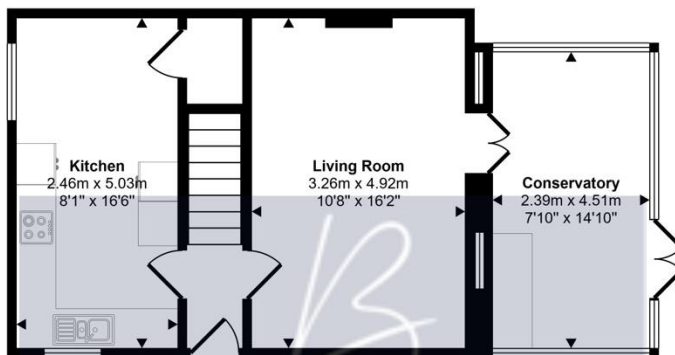
Estimated broadband speeds are Standard 16 mbps, Superfast 49 mbps, Ultrafast 1800 mbps.



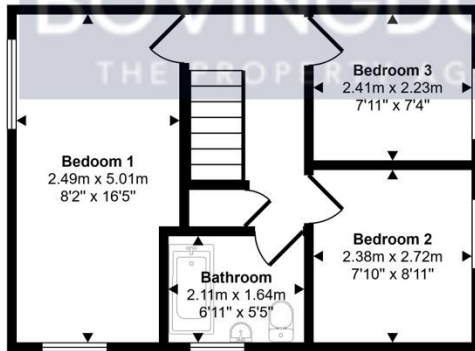


Floor Plan

Approx Gross Internal Area
82 sq m / 886 sq ft



Ground Floor
Approx 47 sq m / 507 sq ft



First Floor
Approx 35 sq m / 378 sq ft

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

AWAITING
EPC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.