



**42 Gimbert Road**

Soham, Ely, Cambs, CB7 5FD

**Guide Price £272,500**





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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 highly-rated 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 in a cul-de-sac location, which benefits from gas fired central heating and double glazing. The property has off road parking for 2-3 vehicles, WC, Utility and ensuite, good sized rear garden with pergola and shed and a range of integrated kitchen appliances. A great first-time buyers' home.

## Hallway

Part double glazed entrance door. Tiled floor. Fusebox. Radiator. Stairs to first floor. Telephone point.

## Living Room - 4.52m x 3.53m (14'10" x 11'7")

Double glazed window to the front aspect. Radiator. Understairs storage cupboard. Wood panelled wall. Ceiling light point. Door to:

## Kitchen/Diner - 3.58m x 3.56m (11'9" x 11'8")

Range of units at base and wall level with work surfaces over and splash backs. One and a half bowl stainless steel sink with mixer tap. Integrated dishwasher. Integrated fridge/freezer. Integrated single oven with 4-ring electric hob above and extractor over. Double glazed patio doors to the rear garden. Radiator. Tiled floor. Ceiling light point. Opening to:

## Utility - 1.7m x 0.91m (5'7" x 3'0")

Cupboard housing wall mounted gas fired boiler serving central heating and hot water. Integrated washing machine. Tiled flooring.

## WC - 1.78m x 0.91m (5'10" x 3'0")

Pedestal wash basin. Low level WC. Tiled splash areas. Half panelled walls. Radiator. Ceiling light point.

## Landing

Access to loft space. Over-stairs cupboard with shelving. Mains wired fire alarm.

## Bedroom 1 - 2.84m x 2.62m (9'4" x 8'7")

Double glazed window to the front aspect. Radiator. TV point. Built-in double wardrobe with mirror fronted sliding doors. Ceiling light point.

## Ensuite - 2.08m x 1.4m (6'10" x 4'7")

Double shower cubicle. Pedestal wash basin. Low level WC. Heated towel rail. Tiled splash areas. Shaver socket. Spotlights to ceiling and extractor fan.

## Bedroom 2 - 3.05m x 2.59m (10'0" x 8'6")

Double glazed window to the rear aspect. Radiator. Wood panelled wall. Ceiling light point.

## Bedroom 3 - 2.44m x 1.91m (8'0" x 6'3")

Double glazed window to the rear aspect. Radiator. Built-in single wardrobe. Ceiling light point.



## Bathroom - 1.91m x 1.88m (6'3" x 6'2")

Panelled bath with mixer tap. Low level WC. Pedestal wash basin. Tiled floor. Tiled splash areas. Double glazed windows to the rear aspect

## Outside

The front of the property is landscaped with chippings and a path to the entrance door with canopy over. Gas and electric meter cupboards. There is a driveway to the side providing parking for 2-3 vehicles. A personal gate leads into the rear garden.

The enclosed rear garden has a paved patio, artificial turf, raised flower beds, timber fencing to boundary, raised deck with pergola and a timber garden shed.

## Property Information

Local Council is East Cambridgeshire District Council

Council Tax Band is B

The property is Freehold with registered title CB378449

Some restrictions apply but there are no Easements, Wayleaves or Rights of Way. All main services are connected.

Estimated broadband speeds are Standard 15mbps, Superfast 80 mbps & Ultrafast 1800 mbps.

There is a site service charge of £198 per annum.

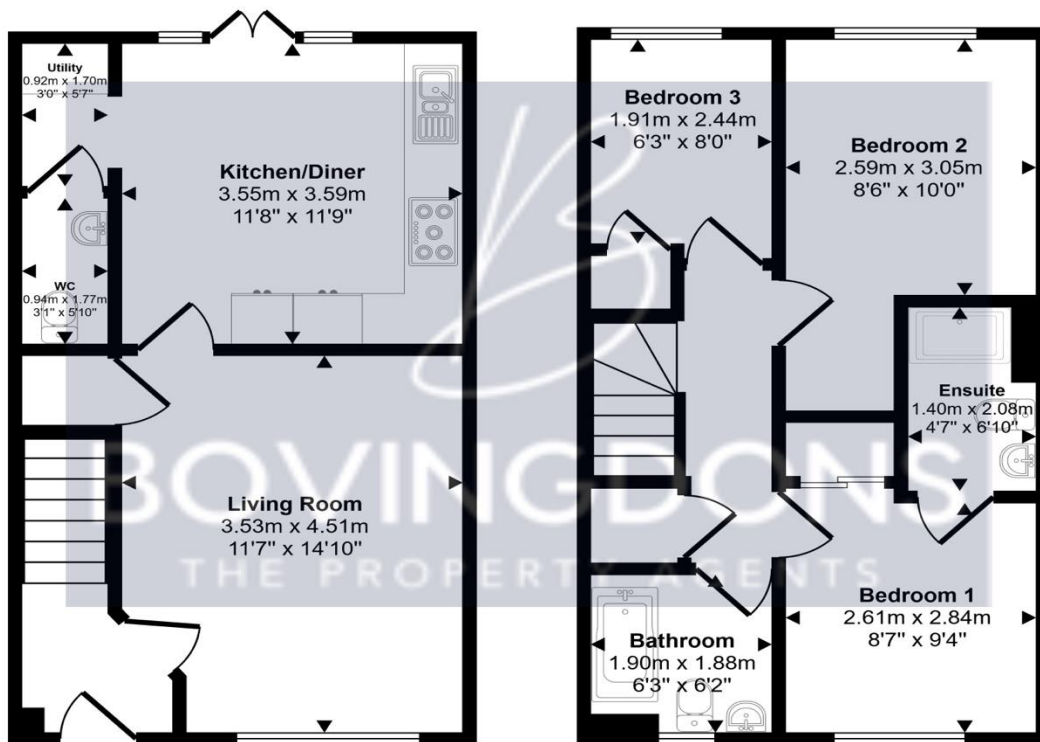






## Floor Plan

Approx Gross Internal Area  
76 sq m / 823 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.

## 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.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		