



## 18 Guntons Close

Soham, Ely, Cambs, CB7 5DN

**Guide Price £255,000**





# 18 Guntons Close

Soham, Ely, Cambs CB7 5DN

**Guide price £255,000**



## 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 and extended 3 bed terraced house providing a great opportunity for first time buyers. Located in an off-road location on this popular estate, the property benefits gas fired central heating, double glazing, shower room, utility, open plan lounge, dining, sunroom, and a single garage. Early viewing recommended.

## Hallway

Part double glazed entrance door and side panel. Tiled floor. Stairs to first floor. Radiator. Coved ceiling with light point. Multi-paned door to open plan Living/Dining Room.

## Living Area - 4.5m x 3.96m (14'9" x 13'0")

Double glazed window to the front aspect Radiator. Ceiling light point. Opening to:

## Dining Area - 3.1m x 2.31m (10'2" x 7'7")

Radiator. Coved ceiling with light point. Opening to kitchen. Opening to Sunroom.

## Sun Room - 3.1m x 2.13m (10'2" x 7'0")

Vaulted ceiling with two Velux double glazed skylight windows to the rear aspect. Double glazed patio door to rear garden. Part tiled floor. Ceiling light point with spotlights and two wall light points. Folding door to the utility room.

## Kitchen - 2.97m x 2.39m (9'9" x 7'10")

Range of units at base and wall level with work surfaces over and a one and a half bowl stainless-steel sink with mixer tap. Tiled splash area and floor. Integrated fridge/freezer. Space and plumbing for automatic dishwasher. Integrated double ovens with a 4-ring electric hob over and stainless-steel extractor over. Understairs storage cupboard. Coved ceiling with spotlights. Window to Utility. Glazed panel to Living Area.

**Utility** - 2.26m x 1.17m (7'5" x 3'10")

Wall cupboards and wall mounted Worcester gas fired boiler serving central heating and hot water. Work surface with space and plumbing under for automatic washing machine.

Fusebox. Fluorescent strip light. Tiled floor. Door to:

**Shower Room** - 2.08m x 1.63m (6'10" x 5'4")

Double glazed window to the rear aspect. Wall hung wash basin with mixer tap. Low level WC. Curved corner shower cubicle. Fully tiled walls and floor. Spotlights.

**Landing**

Access to loft space. Ceiling light point. Storage cupboard with shelving.

**Bedroom 1** - 3.61m x 2.64m (11'10" x 8'8")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. (Recess suitable for wardrobes)

**Bedroom 2** - 3.73m x 2.72m (12'3" x 8'11")

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



**Bedroom 3** - 2.72m x 1.88m (8'11" x 6'2")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Over stairs cupboard with hanging rail.

**Bathroom** - 2.06m x 1.85m (6'9" x 6'1")

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash basin. Radiator. Double glazed window to the rear aspect. Fully tiled walls. Coved ceiling with light point.

**Outside**

The front garden is laid mainly to lawn with a path to the entrance door.

The rear garden is fully paved with outside power points and water tap. There is timber fencing to three sides with a gate to the rear to the parking area and a single garage.

**Property Information**

Local Council is East Cambridgeshire District Council

Council Tax Band is B

The property is Freehold with registered title CB7567

Flood risk is very low.

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

All main utilities are connected

Estimated Broadband Speeds are Standard 15mbps, Superfast 39mbps and Ultrafast 1800mbps.

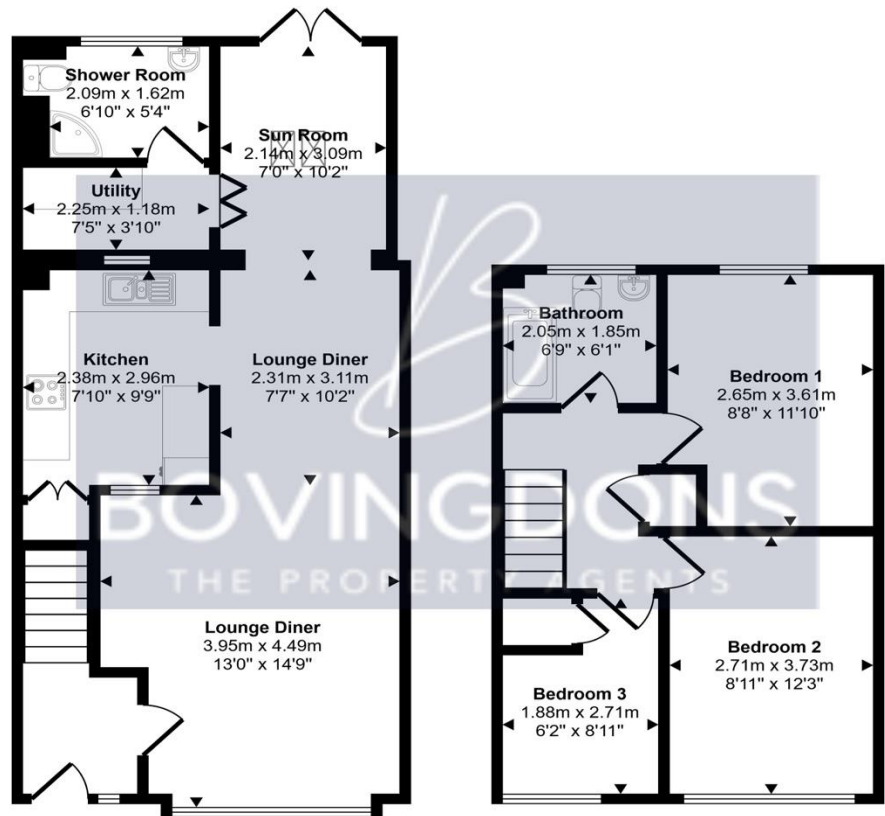






# Floor Plan

Approx Gross Internal Area  
88 sq m / 943 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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

