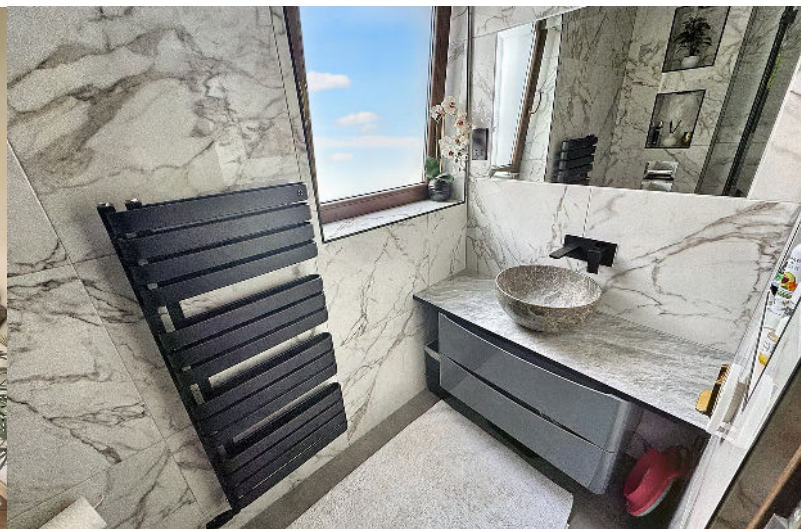




## 68 Guntons Close

Soham, Ely, Cambs, CB7 5DN

**Guide Price £274,250**





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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, M&S Local 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.

## Hallway

Part double glazed entrance door. Tiled flooring. Wooden feature staircase with Led illuminated treads. Spotlights to ceiling. Sliding door to WC. Central heating thermostat.

## WC

Underfloor heating. Fully tiled to walls. Double glazed window to the side aspect. low level WC. Wash basin. 2 spotlights to ceiling.

## Living Room - 5.66m x 3.33m (18'7" x 10'11")

Double glazed patio doors to the rear garden. Double glazed window to the rear aspect. Spotlights to ceiling. Radiator. Wood flooring.

## Kitchen/Diner - 5.66m x 2.44m (18'7" x 8'0")

Range of units at base and wall level with work surfaces over. One and a half bowl sink with mixer tap. Spaces and plumbing for automatic washing machine and tumble dryer. Integrated oven. 4 ring electric hob with extractor over. Two double glazed windows to the front aspect. Radiator. Fusebox. Tiled splash areas. Vaillant gas fired boiler serving central heating and hot water. Understairs storage cupboard.. Two ceiling light points.

## Landing

Led illuminated stairs. Access to loft space. Spotlights.

## Bedroom 1 - 3.25m x 3.23m (10'8" x 10'7")

Double glazed window to the rear aspect. Radiator. Spotlights to ceiling.

## Bedroom 2 - 2.64m x 2.44m (8'8" x 8'0")

Double glazed window to the front aspect. Radiator. Spotlights to ceiling.

## Bedroom 3 - 2.77m x 1.96m (9'1" x 6'5")

Double glazed window to the front aspect. Radiator. Spotlights to ceiling.

## Bedroom 4 - 3.3m x 2.11m (10'10" x 6'11")

Double glazed window to the rear aspect. Radiator. Spotlights to ceiling.



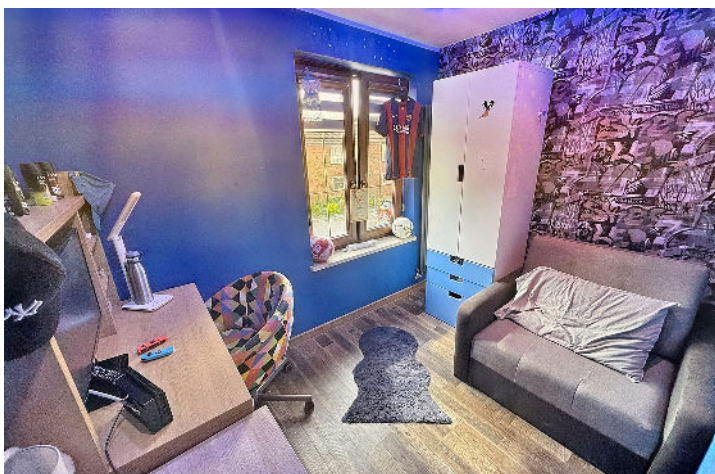
**Bathroom** - 2.34m x 1.8m (7'8" max x 5'11")  
Completely refurbished with fully tiled walls. Shower cubicle. Low level WC. Wash basin with cupboards under. Double glazed window to the side aspect. Built in display recesses. Heated towel rail. Spotlights.

**Outside**

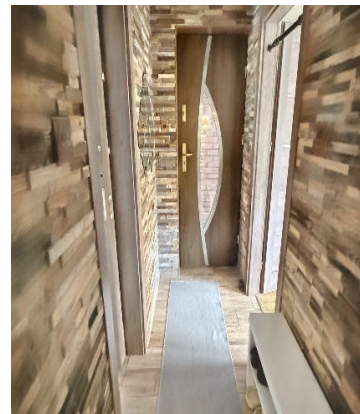
The front garden has a small area of lawn, meter cupboard and a block paved driveway providing off road parking, leading to a single garage with up and over door power and light. A personal gate leads to a passageway with access to the front door and the rear garden. The rear garden is of good size and laid mainly to lawn with a patio and door to the rear of the garage. There is part brick walling and part timber fencing to the boundaries. There are two shed bases.

**Notes**

Local Council is East Cambridgeshire District Council.  
Council Tax Band is C.  
Property will offer no onward chain.

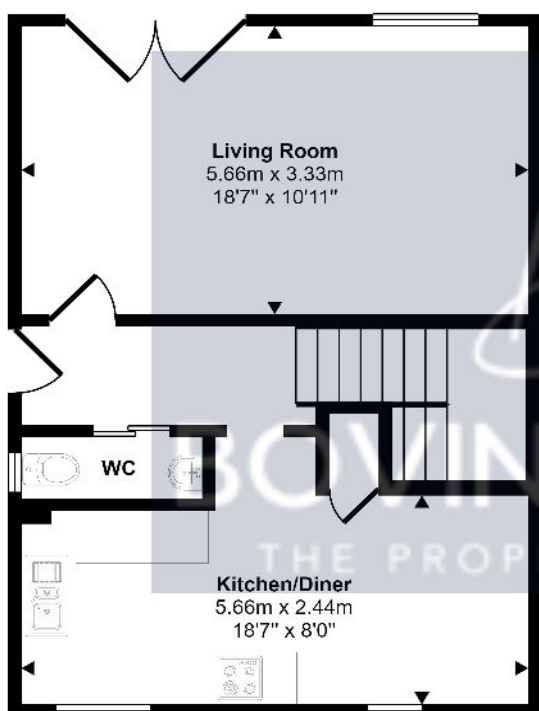




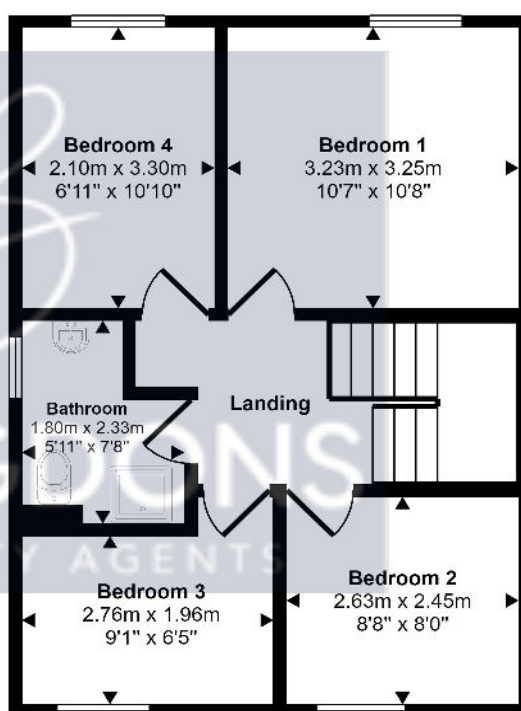


## Floor Plan

Approx Gross Internal Area  
88 sq m / 950 sq ft



Ground Floor  
Approx 45 sq m / 482 sq ft



First Floor  
Approx 43 sq m / 468 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.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.