



38 Gimbert Road

Soham, Ely, Cambs, CB7 5FD

Guide Price £415,000



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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, 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

Stairs to first floor. Central heating thermostat. Fusebox. Ceiling light point.

WC

Low level WC. pedestal wash basin. Radiator. Tiled splash back. Alarm.

Living room - 5.89m x 3.3m (19'4" x 10'10")

Double glazed window to the front aspect. Double glazed patio doors to the rear garden. Two radiators. TV Point. Electric flame effect faux log burner as seen.

Kitchen/Diner - 5.87m x 3.25m (19'3" x 10'8")

Range of kitchen units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Integrated double oven, fridge/freezer, electric hob and extractor fan over. Double glazed window and door to the rear garden. Double glazed window to the front aspect. Spotlights to ceiling. Cupboard housing gas fired boiler serving central heating. Radiator. Two TV points. Telephone point.

Landing

Double glazed window to the rear aspect. Access to loft space. Built-in cupboard with shelving.

Bedroom 1 - 3.18m x 3.05m (10'5" x 10'0")

Double glazed window to the front aspect. Built-in triple wardrobes with mirror-fronted sliding doors. Radiator. Central heating Thermostat.

Ensuite - 2.69m x 1.52m (8'10" max x 5'0")

Double width shower cubicle. Low level WC. Pedestal wash basin. Heated towel rail. Tiled splash area. Double glazed window to the side aspect. Spotlights to ceiling. Extractor fan. Shaver socket.

Bedroom 2 - 3.33m x 2.77m (10'11" x 9'1")

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

Bedroom 3 - 2.95m x 2.46m (9'8" x 8'1")

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

Bedroom 4 - 2.24m x 2.06m (7'4" x 6'9")

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

Bathroom - 1.85m x 1.75m (6'1" x 5'9")

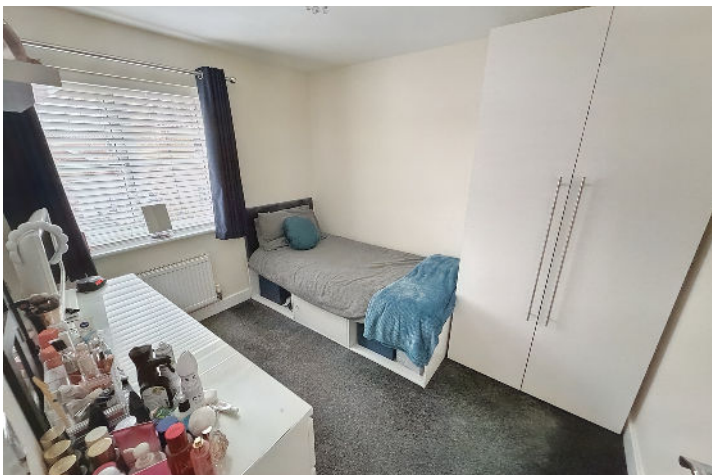
Panelled bath. Pedestal wash basin. Low level WC. Heated towel rail. Shaver socket. Double glazed window to the rear aspect. Spotlights to ceiling. Extractor fan.

Outside

The frontage has an enclosed area with stone landscaping, electric and gas meter cupboards and a driveway to the side providing off road parking for two vehicles, This leads to a detached single garage with up and over door, power and light. and door to the rear garden. The good-sized rear garden has a paved patio area, artificial lawn and timber fencing to the boundary. There is an outside tap with a personal gate leading to the driveway. To the rear of the garage is an office building with double glazed patio doors, light and power. outside lighting and external power points.

Notes

There is an estate management charge of £202.42 per annum for 2024
Local Council is East Cambridgeshire District Council
Council Tax band is D.
The property has no onward chain.



Road Map



Hybrid Map

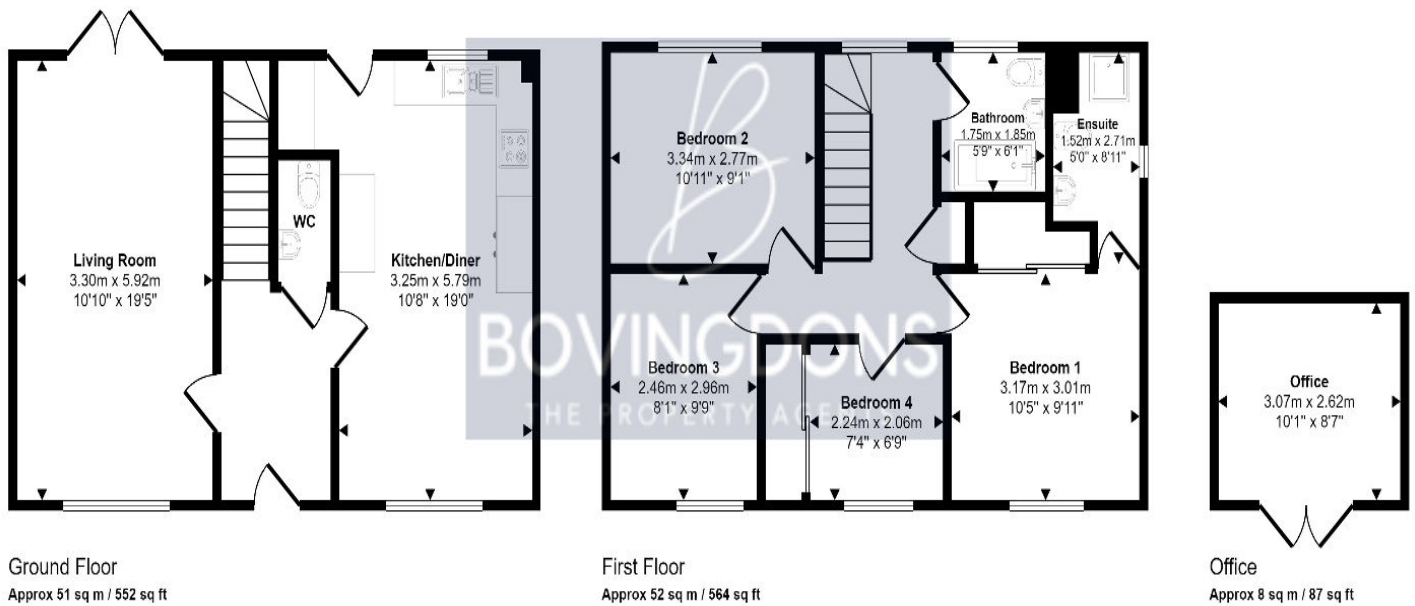


Terrain Map



Floor Plan

Approx Gross Internal Area
112 sq m / 1203 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		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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