



Gimbert Road, Soham, CB7 5FD

CHEFFINS

**Offers In Excess Of
£260,000**

Gimbert Road

Soham,
CB7 5FD

- NO FORWARD CHAIN
- Modern Semi Detached House
- 3 Bedrooms (1 Ensuite)
- Off Road Parking
- Enclosed Rear Garden
- FREEHOLD / COUNCIL TAX B / EPC C

Cheffins offer to the market this well presented modern semi detached home located in the popular village of Soham.

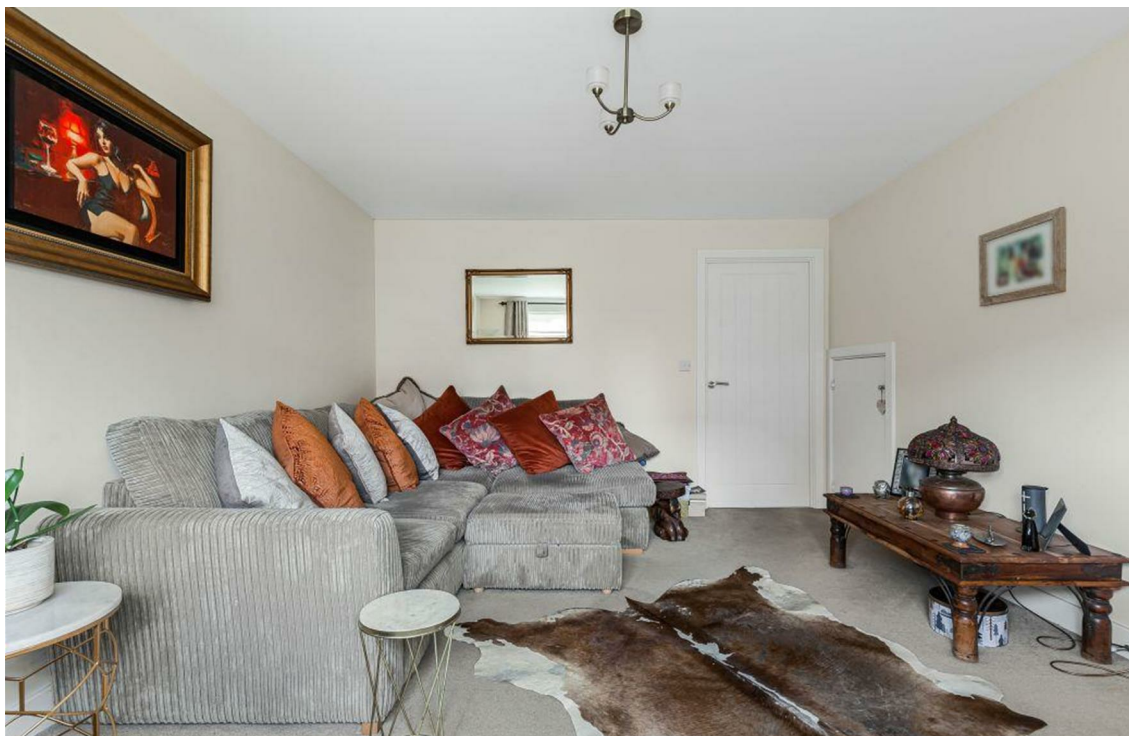
The property comprises of entrance hall, lounge, kitchen / diner, ground floor cloakroom, 3 good sized bedrooms (ensuite to bedroom 1) and a family bathroom completing the accommodation.

Outside the property offers off road parking to the front whilst the rear offers a mainly laid to lawn garden with gated access.

This property further benefits from being offered for sale with no forward chain and is available to view by appointment only.

3 2 1





LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALL

Door to front, stairs leading to the first floor, radiator.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a half bowl stainless steel sink with mixer tap over, four ring electric hob with extractor hood over, integral fridge/freezer, integral dishwasher, single oven, radiator, door to rear, plumbing for washing machine and a boiler.

LOUNGE

Window to front, radiator, understairs storage cupboard.

CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin, radiator.

FIRST FLOOR LANDING

With storage cupboard and access to the loft.

BEDROOM 1

Window to the front and built in wardrobe.

ENSUITE

Fitted with a three piece suite comprising of low level WC, wash hand basin and shower cubicle. Heated towel rail and spotlights.

BEDROOM 2

Window to the rear and radiator.

BEDROOM 3

Window to the rear, built in cupboard and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and a panelled bath. Tiled splashbacks, window to the front, heated towel rail, extractor fan and spotlights.

OUTSIDE

To the rear there is a mainly laid to lawn garden with paved patio, gated access at the rear and a timber shed.

To the front there is off road parking.

AGENTS NOTE

The vendor advises there is an annual service charge payable, currently in the sum of £198.00.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



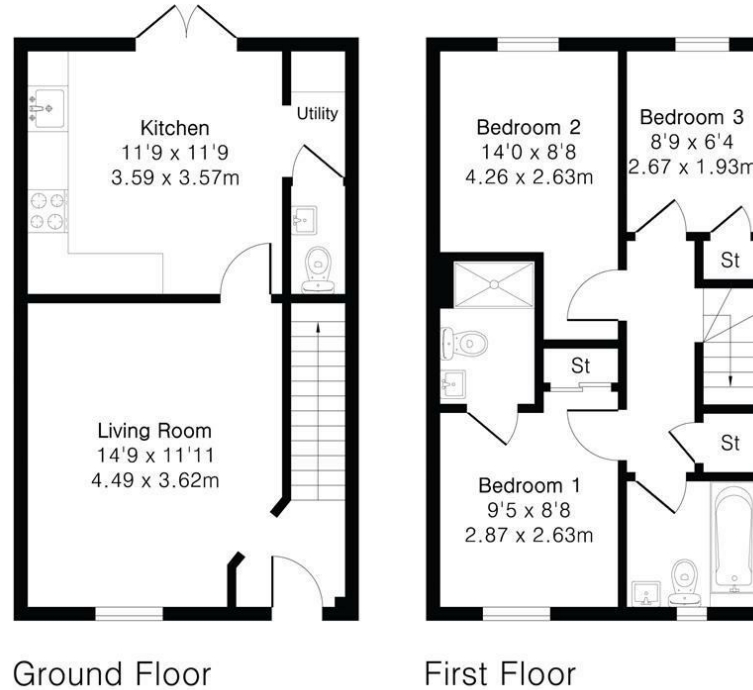
Offers In Excess Of £260,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - East Cambs
 District Council



Approximate Gross Internal Area 828 sq ft - 78 sq m

Ground Floor Area 414 sq ft – 39 sq m

First Floor Area 414 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


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