

Gimbert Road, Soham, Ely, Cambridgeshire CB7 5FD

Pocock + Shaw

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A beautifully presented and recently refurbished two double bedroom home with conservatory, utility area and two off road parking spaces, situated on a large corner plot with front, side and rear gardens.

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Conservatory
- Rear Lobby/Utility Room
- Two Double Bedrooms
- Bathroom
- Gas Central Heating and Double Glazing
- Gardens Extending to Three Sides
- Two Allocated Parking Spaces

Guide Price: £215,000









SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. A newly opened railway station now also connects to Ely and beyond. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

ENTRANCE HALL With small recess ideal for coats, radiator and staircase rising to first floor. LVT wood effect flooring which continues through into: -

LIVING ROOM 13'8" x 10'5" (4.17 m x 3.17 m) With double glazed window to front aspect, full length feature radiator, opening to: -

KITCHEN 13'9" x 6'8" (4.19 m x 2.03 m) With double glazed window to rear aspect. Refitted in 2022 with a range of high gloss wall and base units, inset ceramic I & 1/2 sink unit with mixer tap, four ring gas hob with extractor canopy over, built-in single oven and grill, space for slimline dishwasher, radiator and ceramic tiled flooring. Useful understairs storage cupboard. Opening to:-

UTILITY AREA/REAR LOBBY 5'0" x 5'0" (1.52 m x 1.52 m) With double glazed window to rear aspect and personal door to rear. Wall mounted units, plumbing for washing machine, space for fridge freezer, ceramic tiled flooring.

CONSERVATORY With polycarbonate roof, double glazed windows and patio doors opening to a private side and front garden. Laminate flooring.

FIRST FLOOR LANDING With access to loft, built-in airing cupboard with slatted shelves.

BEDROOM ONE 10'5" x 8'6" (3.17 m x 2.59 m) With double glazed window to front aspect, radiator, double walk-in wardrobe with shelving and drawers.

BEDROOM TWO 8'6" x 7'4" (2.59 m x 2.24 m) With double glazed window to rear aspect, radiator and built -in wardrobe with overhead storage and hanging space.

BATHROOM With double glazed opaque window to rear aspect. Fitted with a three piece suite comprising low level WC, wash hand basin with built-in cupboard and bath with separate shower over. Tiled surrounds, heated towel rail and vinyl flooring.

EXTERIOR The property is situated in an enviable position as it is in a set back location with large enclosed front side and rear gardens. The front and side gardens offer excellent privacy and are mainly laid to lawn with a timber shed. The rear garden has been hard landscaped of offer a low maintenance lifestyle.

Allocated parking is in the communal area to the front of the property.

Tenure The property is Freehold

Council Tax Band B **EPC** D (66/82)

Viewing By Arrangement with Pocock & Shaw
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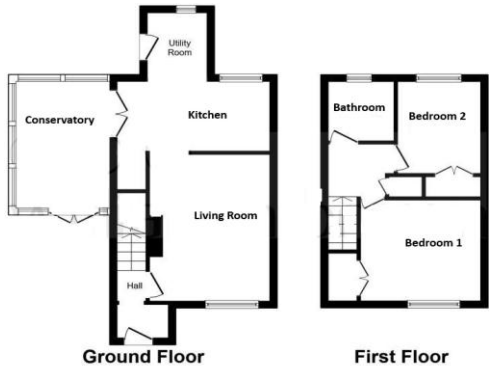












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guarar they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

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