

# 38 Guntons Close - Offers In The Region Of £260,000

Soham Cambridgeshire CB7 5DN

**shires**

residential



**shires**

**SOLD STC**

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# Offers In The Region Of £260,000

## The Property

A well-presented three-bedroom freehold home situated in a quiet residential close within the popular market town of Soham. This attractive property offers well-proportioned living accommodation and is ideal for families, first-time buyers, or those seeking a comfortable home in a well-connected location.

The accommodation is arranged over two floors and comprises a spacious living room, a well-proportioned kitchen/diner, and three good-sized bedrooms. The property further benefits from a family bathroom, double glazing throughout, and gas central heating.

The home is presented in good condition, allowing for immediate occupation with minimal work required. The property also benefits from an EPC rating of D, with potential for future improvement.

Soham provides a range of local amenities including shops, schools, and leisure facilities, along with excellent transport links to Ely, Cambridge, and surrounding areas, making it a popular and convenient place to live.

An excellent opportunity to acquire a well-maintained family home in a sought-after location.

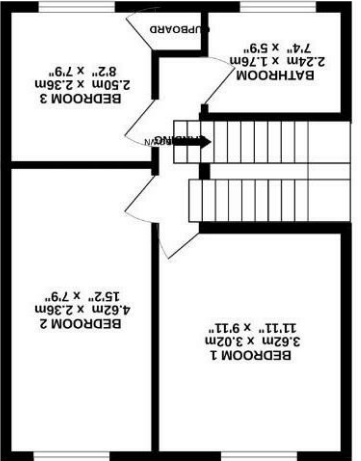
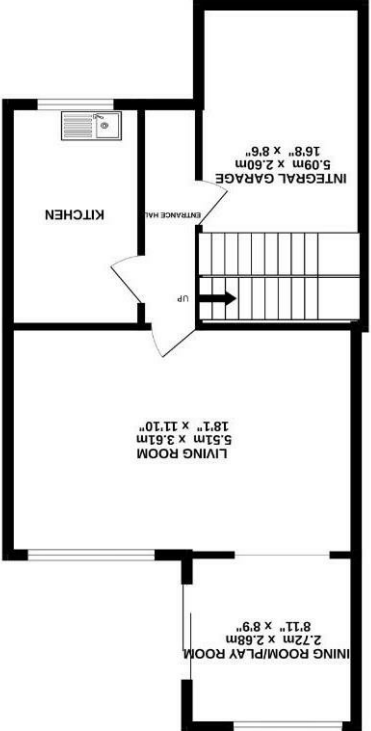
## Features

- THREE BEDROOM FREEHOLD HOME
- QUIET RESIDENTIAL CLOSE IN SOHAM
- WELL-PRESENTED THROUGHOUT
- SPACIOUS LIVING ROOM
- KITCHEN / DINER
- IDEAL FOR FAMILIES OR FIRST-TIME BUYERS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EPC RATING D WITH POTENTIAL TO IMPROVE
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- EXCELLENT TRANSPORT LINKS TO ELY AND CAMBRIDGE

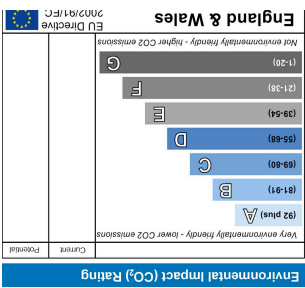
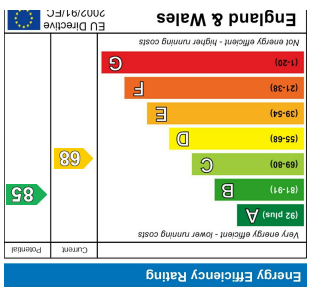




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, doors and any other areas are approximate and no guarantee is given for any error in position or orientation or statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been installed and no guarantee is given to their operability or efficiency until they are used.



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