



Campion Close, Soham, CB7 5FX

**CHEFFINS**



## Campion Close

Soham,  
CB7 5FX

End of terrace one bedroom property suitable for single occupancy. Accommodation comprises kitchen, living room, bathroom with shower over bath, bedroom, off road parking and enclosed garden. Available: 09/10/2024. Minimum 6 month term. Deposit: £894. Holding fee: £178. Council tax band: A. EPC: D

### 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 has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.



**£775 PCM**





## **KITCHEN**

with plumbing for washing machine, cooker, extractor, space for fridge/freezer and under stairs storage cupboard.

## **LIVING ROOM**

with door to front, wooden flooring and electric feature fireplace.

## **BEDROOM**

with airing cupboard.

## **BATHROOM**

with three piece suite and shower over the bath.

## **OUTSIDE**

enclosed garden and off road parking.

## **LETTING AGENTS NOTES**

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 43.4 sq. metres (467.0 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp

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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.

