

# CHEFFINS



High Street, Soham, CB7 5HE

£550 PCM

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- Available: 17/10/2024
- Deposit: £634
- Council tax band: A
- EPC: C

\*Single occupancy only\*. First floor bedsit ideally situated in Soham town centre approximately six miles from Ely. Accommodation comprises entrance hall, kitchen, bedroom/living room and a shower room. The property has electric heating and a shared parking area. Available: 17/10/2024. Minimum 6 month term. Deposit: £634. Holding fee: £126. Council tax band: A. EPC: C

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(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	

## Ground Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 38.6 sq. metres (415.6 sq. feet)

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

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk



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.