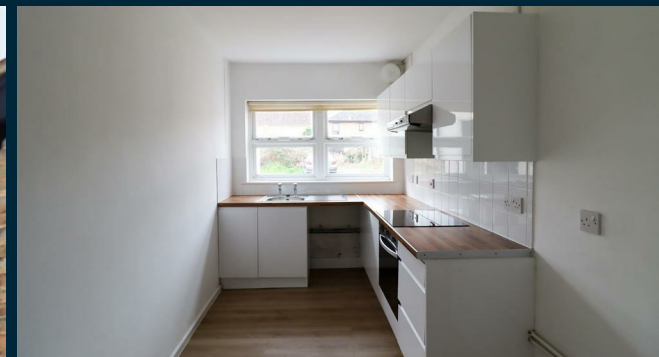


# CHEFFINS



**Churchgate Street, Soham, CB7 5DS**


**£750 PCM**



Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London

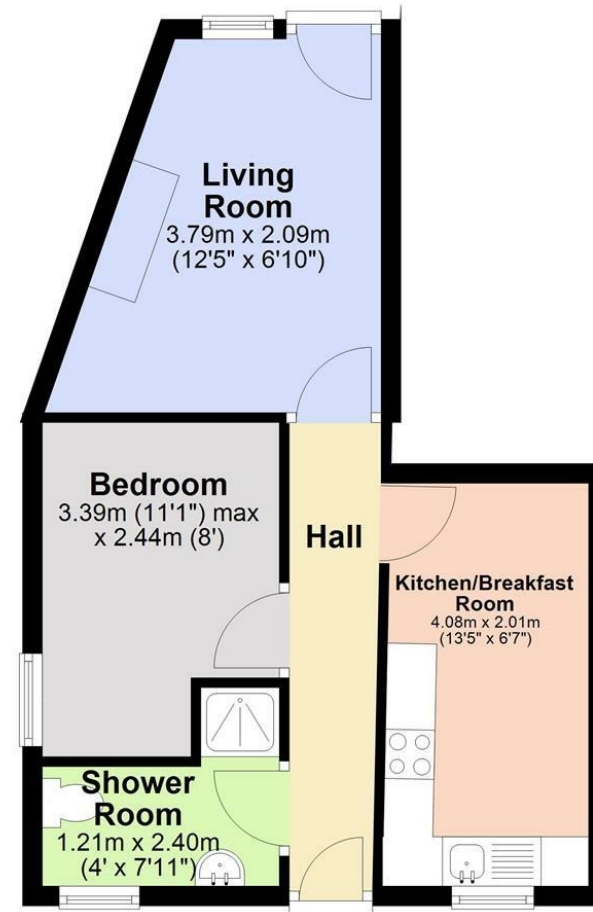
- Available: 07/04/2025
- Ground floor flat
- Parking space
- Council tax band: A

Ground floor flat close to the Town centre. Accommodation comprises: kitchen/breakfast area, living room, bedroom and shower room. Available: 07/04/2025. Minimum 6 month term. Deposit: £865. Holding fee: £173. Council tax band: A. EPC: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>73</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



Total area: approx. 35.6 sq. metres (382.9 sq. feet)

### Agents note:

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

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.



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