



Clay Street, Soham, CB7 5HJ

**CHEFFINS**



## Clay Street

Soham,  
CB7 5HJ

Mid terraced older style cottage situated within walking distance of the town centre and local amenities. Accommodation comprises kitchen, dining/living room, inner lobby, ground floor bathroom with shower over the bath, two bedrooms and rear garden. Available: 09/04/2025. Minimum 6 month term. Deposit: £980. Holding fee: £196. Council tax band: B. 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.



**£850 PCM**





## KITCHEN

with cooker, extractor, space for fridge/freezer, plumbing for washing machine.

## DINING/LIVING ROOM

## INNER LOBBY

## BATHROOM

with electric shower over the bath.



## BEDROOM

## BEDROOM

## OUTSIDE


Rear garden with shed.

## LETTING AGENTS NOTES

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

**Ground Floor**  
Approx. 37.4 sq. metres (402.5 sq. feet)



**First Floor**  
Approx. 24.1 sq. metres (259.2 sq. feet)



Total area: approx. 61.5 sq. metres (661.6 sq. feet)

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

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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