



Clay Street, Soham, CB7 5HH

CHEFFINS

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Soham,
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**** PENDING APPLICATION**** Mid-terrace cottage within walking distance of the town centre. Accommodation comprises kitchen, utility room, living room, two bedrooms, bathroom and courtyard garden. There is no off road parking. Available: 09/05/2025. Deposit: £1,038. Holding fee: £207. Minimum 6 month term. Council tax band: B. EPC: E

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.



£900 PCM





KITCHEN

with vinyl flooring, electric cooker, under stairs storage cupboard and space for fridge.



UTILITY ROOM

with vinyl flooring, plumbing for washing machine and door leading to the courtyard.



LIVING ROOM

BEDROOM

with built in storage cupboard.



BEDROOM

BATHROOM

with vinyl flooring and electric shower over the bath.



OUTSIDE


courtyard garden.



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) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.



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