



8 Churchgate Street, Soham, CB7 5DR

**CHEFFINS**



## 8 Churchgate Street

Soham,  
CB7 5DR

Spacious penthouse flat situated in the heart of this well served town. Accommodation includes kitchen/dining room, lounge area, two bedrooms (balcony to one), bathroom and communal garden. Available: 17/04/2025. Deposit: £1,153. Holding fee: £230. Minimum 6 month term. Council tax band: A. 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.



**£1,000 PCM**





## ENTRANCE HALL

with sky lantern and built in storage cupboard.

## OPEN PLAN KITCHEN/DINING ROOM

with fitted electric oven, ceramic hob, extractor, washer/dryer, integrated dishwasher, fridge/freezer and desk.

## LOUNGE AREA

with sofa, tv stand and electric log burner effect fire.

## BEDROOM

with bed/mattress, bedside table, French doors opening to balcony with steps leading to communal garden.

## BEDROOM

with bed/mattress.

## BATHROOM

with double size shower cubicle, low level WC and vanity inset wash basin.

## OUTSIDE

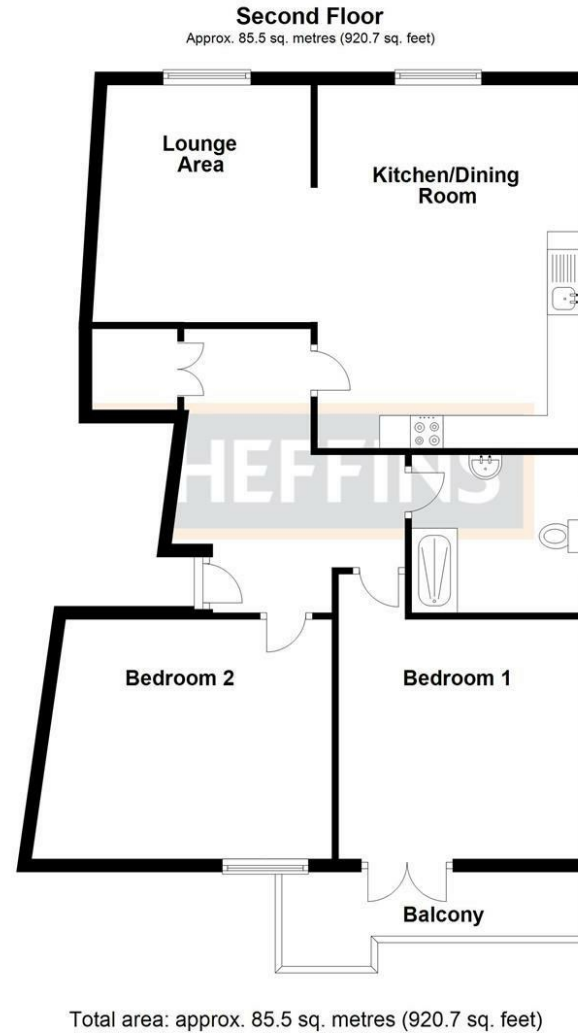
The property benefits from a communal courtyard.

## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents note:  
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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.

