



The Shade, Soham, CB7 5DE

**CHEFFINS**



## The Shade

Soham,  
CB7 5DE

Newly decorated semi detached house situated on the outskirts of the town approximately five miles from Ely. Accommodation comprises entrance hall, kitchen, dining area, living area, ground floor bathroom and two bedrooms. The property a garden and off road parking. Available: 07/05/2025. Minimum 6 month term. Deposit: £1,038. Holding fee: £207. Council tax band: B. EPC: C.

### LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A14 trunk road is available at Newmarket and this in turn leads into the M11 and the main motorway system. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

2 1 1

**£900 Per Month**



**ENTRANCE HALL****KITCHEN**

with pantry, oven, hob, extractor, plumbing for washing machine and space for fridge/freezer.

**DINING AREA****LIVING AREA****BATHROOM**

with electric shower over bath.

**BEDROOM****BEDROOM****OUTSIDE**

Garden with patio area and off road parking.

**LETTING AGENTS NOTES**

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

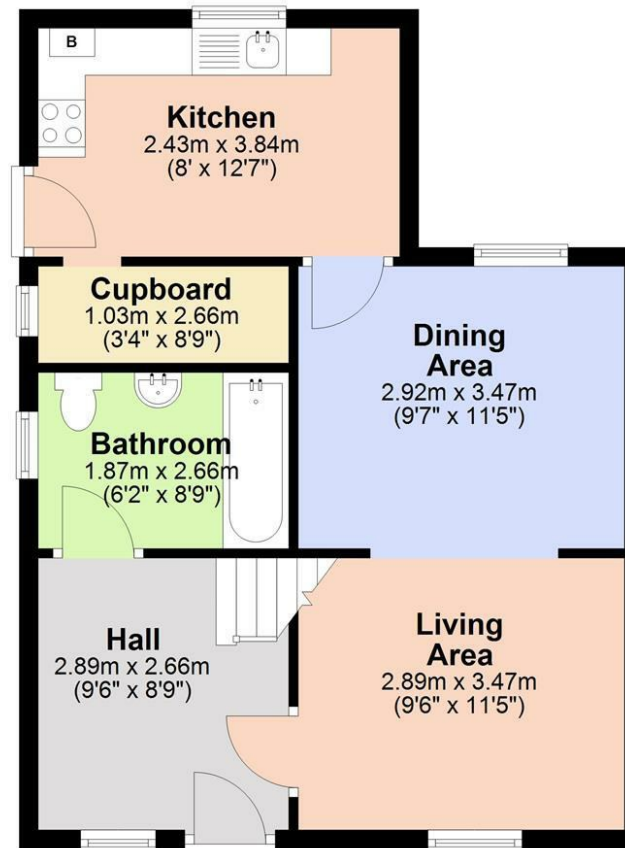


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

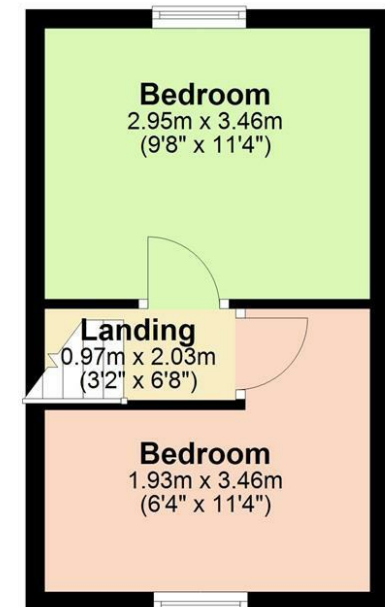
### Ground Floor

Approx. 46.7 sq. metres (503.2 sq. feet)



### First Floor

Approx. 21.0 sq. metres (225.6 sq. feet)



Total area: approx. 67.7 sq. metres (728.8 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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