



Fordham Road, Ely, CB7 5AQ

CHEFFINS

Fordham Road

Soham, Ely,
CB7 5AQ

Semi detached house, the property will be redecorated throughout prior to the start of tenancy. Accommodation comprising kitchen/breakfast room, utility area, dining room, living room, conservatory, cloakroom, ground floor bathroom and three bedrooms. Enclosed rear garden with patio and decking. Available: 19/02/2026. Deposit: £1,500. Holding fee: £300. 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.



£1,300 Per Month





ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

with oven, hob, extractor, integrated fridge and dishwasher.

UTILITY AREA

with storage cupboard, plumbing for washing machine and door to rear garden.

DINING ROOM

LIVING ROOM

with storage cupboards and French doors to the conservatory.

CONSERVATORY

with French doors to the rear garden.

CLOAKROOM

BATHROOM

with electric shower over the bath.

FIRST FLOOR

BEDROOM

with hanging rail and shelves.

BEDROOM

with built in cupboard.

BEDROOM

OUTSIDE

enclosed rear garden with patio and decking area, off road parking.

LETTING AGENTS NOTES

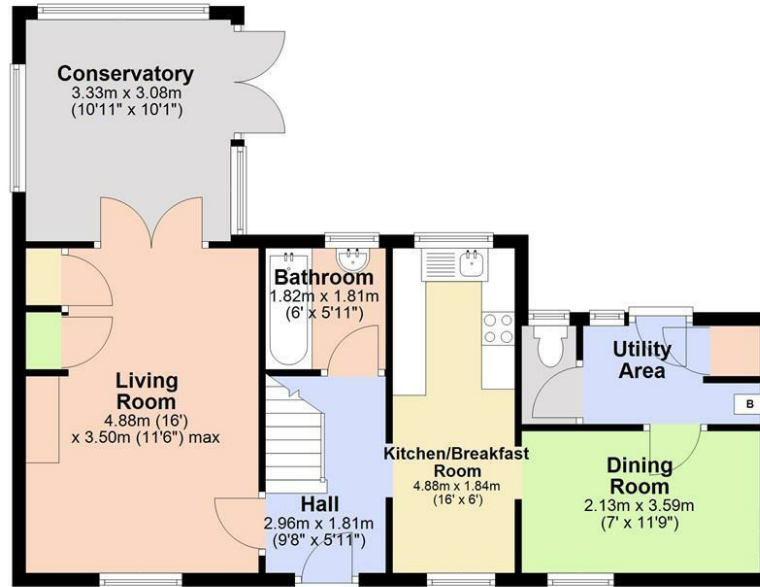
For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales		
EU Directive 2002/91/EC		

Ground Floor
Approx. 60.1 sq. metres (646.6 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.4 sq. feet)



Total area: approx. 97.6 sq. metres (1051.0 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.

