



Hall Street, Ely, CB7 5BS

**CHEFFINS**

## Hall Street

Soham, Ely,  
CB7 5BS

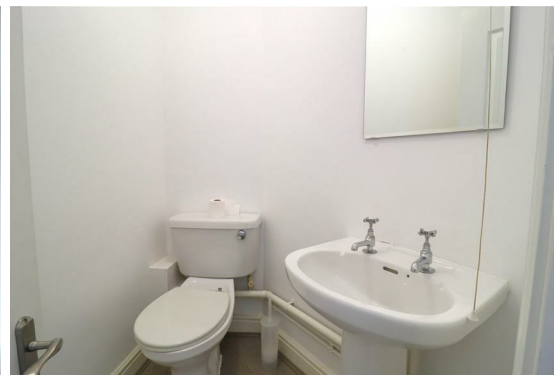
- Minimum 12 Month Tenancy
- Detached House
- 4 Bedrooms - 2 with Juliet Balconies
- Open Plan Sitting / Dining Room
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Parking for one car

A well presented 4 bedroom detached house situated in the village of Soham and close to local amenities. The property benefits from an open plan sitting / dining room, 4 bedrooms - 1 with ensuite shower room, study, cloakroom and fitted kitchen. Additional features include gas central heating, double glazing, enclosed rear garden and parking. EPC: C, Council Tax Band: E.



# £1,900 PCM





## 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 railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

## Entrance Hall

With wood flooring, window to:

## Cloakroom

With wood flooring, low level wc, handbasin.

## Sitting Room

With wood flooring, fireplace with hearth and surround with log burner, window to front and doors leading to garden.

## Dining Room

With with wood flooring, doors to sitting room and patio doors to rear.

## Kitchen

With base and wall mounted cupboards with worktops over, integrated fridge/freezer, plumbing for washing machine, space for dryer, electric oven, hob with extractor hood over, wood flooring and door to rear garden

## Study

With wood flooring, window to front.

## FIRST FLOOR

## Landing

With airing cupboard housing water

tank, feature window to front with shutters.

## Bedroom 1

With patio doors to balcony.

## Ensuite Shower Room

With enclosed shower cubicle, low level wc, handbasin, tiled flooring, window to front

## Bedroom 2

With doors leading to balcony.

## Bedroom 3

With windows to front.

## Bedroom 4

With window over rear garden.

## Bathroom

with panelled bath, low level wc, handbasin, tiled flooring, window to front

## OUTSIDE

Enclosed rear garden predominantly laid to lawn with trees and gravelled pathway. Small storage shed.

Driveway with parking.

## Garage

with up and over door, light and power.

## Letting Agents Notes

Deposit - £2192.00

Holding Deposit - £438.00

EPC - C

Council Tax - E

Square Footage -1722.23

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

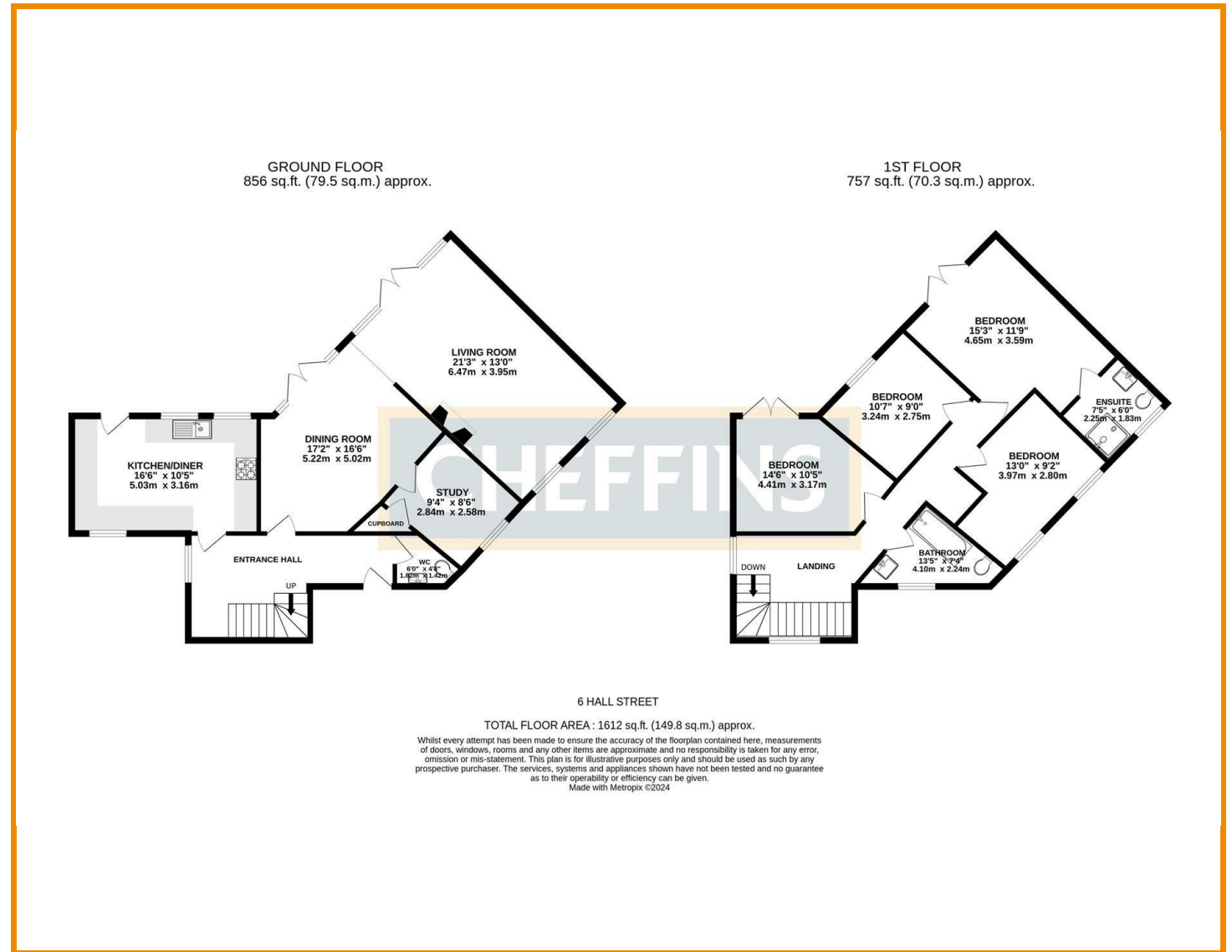






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

£1,900 PCM  
 Council Tax Band - E  
 Local Authority - East cambs



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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.