



**Calfe Fen Close, Soham, Ely, Cambridgeshire
CB7 5GD**

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8 Calfe Fen Close, Soham, Ely, Cambridgeshire, CB7 5GD

A two double bedroom end of terraced house with garage and off-road parking. EPC C (71). Available 10th May 2025.

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- LOFT ROOM
- GARAGE & OFF-ROAD PARKING

Rent: £995 PCM

Deposit: £1148



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

ENTRANCE HALL Ceramic tiled floor.

LIVING ROOM 18'4" x 11'2" (5.60 m x 3.40 m) Double glazed window to front aspect, two radiators, staircase to first floor.

KITCHEN/BREAKFAST ROOM 11'2" x 8'10" (3.40 m x 2.70 m) Single drainer stainless steel sink unit. Range of base and wall mounted cupboards, work surfaces. Built in electric oven and gas hob with extractor over. Plumbing for washing machine. Breakfast bar, radiator, ceramic floor and double glazed doors to rear garden.

FIRST FLOOR LANDING Airing cupboard with radiator.

BEDROOM ONE 11'2" x 8'10" (3.40 m x 2.70 m) Double glazed window to front aspect, radiator.

BEDROOM TWO 11'2" x 8'10" (3.40 m x 2.70 m) Double glazed window to rear aspect, radiator.

BATHROOM Comprising bath with shower over, inset wash basin with cupboard below, low level WC. Radiator.

LOFT ROOM Accessed via a loft ladder. Double glazed Velux style window, power and light connected.

EXTERIOR To the front of the property is a driveway providing off road parking which leads to a single garage with light and power. Rear garden mainly laid to patio with gravelled areas. Gated rear access.

NOTES EPC C (71)

Council tax Band B

This is an unmanaged property.

One small pet may be considered here.

Viewing

By Arrangement with Pocock & Shaw

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www.pocock.co.uk

Ref

JVD / 6664



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.