Clarke Philips

Estate Agents & Property Management







£1,700 Per Month

77 PERCH CHASE | ELY | CB7 6AJ

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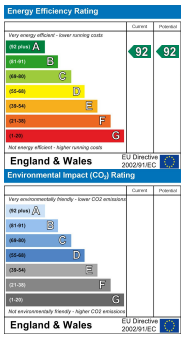
IDEAL FOR USAF - Clarke Philips are pleased to present this modern three-bedroom detached home situated within a popular residential development in Soham, within walking distance of local schools, shops and amenities.

The property offers well-proportioned accommodation comprising an entrance hall, spacious living room, kitchen/dining room and downstairs cloakroom. Upstairs offers three bedrooms, with an en-suite to the principal bedroom, and a separate family bathroom. The property also benefits from a single garage.

Conveniently located close to Soham railway station and offering excellent access to Newmarket, Cambridge, Ely and Mildenhall. Ideally situated for US Air Force personnel, with easy access to both RAF Lakenheath and RAF Mildenhall.

Early viewing is highly recommended.

Directions



01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.