



Shockham Terrace, Soham, CB7 5QN

CHEFFINS

Shocksham Terrace

Soham,
CB7 5QN

Terraced townhouse with accommodation comprising entrance hall, kitchen/dining room, cloakroom, study/bedroom four, first floor living room, three bedrooms (en-suite to master) and bathroom. Enclosed rear garden, garage and parking space. As this property is Diocesan owned, the tenancy will be subject to relevant ministerial clauses relating to notices. Available: 23/10/2026 Deposit: £1,500. Holding deposit £300. Council Tax Band C. EPC: C

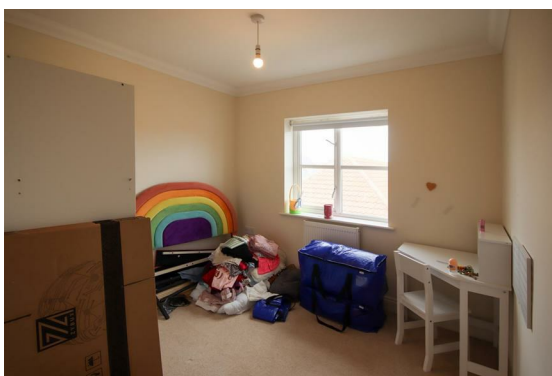
LOCATION

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.

3 2 2

£1,300 PCM





ENTRANCE HALL

with oak flooring and stairs to the first floor with under stairs storage cupboard.

STUDY/BEDROOM

with oak flooring and built in storage cupboard. Window to front aspect.

CLOAKROOM

with low level WC and pedestal hand wash basin.

KITCHEN/DINING ROOM

with tiled floor, integrated double electric oven, gas hob, extractor, dishwasher plus plumbing for washing machine and space for a fridge/freezer. French doors to garden and window to rear aspect. Wall mounted gas boiler.

FIRST FLOOR LANDING

with built in storage cupboard.

LIVING ROOM

with coal effect gas fire and windows to rear aspect.

BEDROOM

with window to front aspect.

SECOND FLOOR LANDING

with airing cupboard housing hot water cylinder.

BEDROOM

with built in wardrobe and windows to front aspect.

EN-SUITE

with pedestal hand basin, shower cubicle and low level WC.

BEDROOM

with window to rear aspect.

BATHROOM

with suite comprising low level WC, pedestal hand basin and panelled bath with low level shower attachment over bath.

OUTSIDE

Gravelled enclosed rear garden with gate access to single garage and parking space.

PROPERTY SPECIFIC INFORMATION

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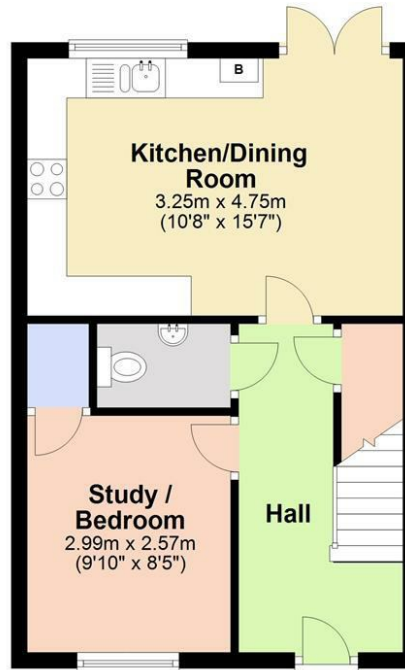
LETTING AGENTS NOTES

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



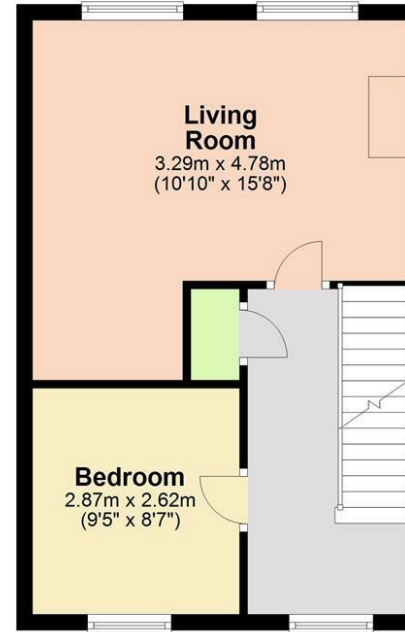
Ground Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



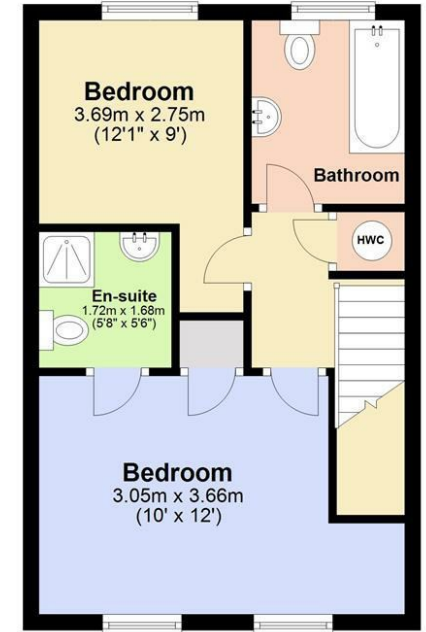
First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Second Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 106.9 sq. metres (1150.8 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	82
England & Wales	EU Directive 2002/91/EC	

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.