



Great Fen Road, Soham, CB7 5UQ

**CHEFFINS**

## Great Fen Road

Soham,  
CB7 5UQ

Detached bungalow situated in a semi-rural location. Accommodation comprises entrance hall, kitchen/dining room, utility room, living room, cloakroom, four bedrooms (en-suite to master), bathroom, garden and driveway parking. Oil fired central heating, and septic tank. Available: 12/02/2026. Deposit: £1,615. Holding fee: £323. Council tax band: D. 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.

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**£1,400 PCM**





## ENTRANCE HALL

with storage cupboard and cupboard housing the hot water cylinder.

## KITCHEN/DINING ROOM

with tiled flooring, dual aspect windows, double oven, ceramic hob, extractor, integrated fridge/freezer and dishwasher.

## LIVING ROOM

with feature fireplace (decorative purpose only), window to the front and French doors to the rear garden.

## UTILITY ROOM

with tiled flooring, plumbing for washing machine, vent for tumble dryer and door to rear garden.

## CLOAKROOM

with tiled flooring.

## BEDROOM

with window to the rear.

## EN-SUITE

with tiled flooring.

## BEDROOM

with window to the front.

## BEDROOM

with window to the side.

## BEDROOM

with window to the side.

## BATHROOM

with white panel bath, hand basin, wc and separate shower cubicle.

## OUTSIDE

Rear garden and 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Ground Floor**  
Approx. 112.8 sq. metres (1214.6 sq. feet)



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

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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.

