Teal Avenue, Soham, CB7 5UX

CHEFFINS

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# Teal Avenue

Soham,
CB7 5UX

3 2 2

**£1,350 PCM**

Modern townhouse, benefitting from new decor and carpets throughout. Accommodation over three floors includes kitchen/dining room, cloakroom, study, living room, three bedrooms (ensuite to master), and bathroom. The property has an enclosed rear garden, garage and one parking space. Available 14th October 2026. Security deposit £1557. Holding deposit £311. Council tax band: C. EPC rating 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 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.

## GROUND FLOOR

### ENTRANCE HALL
With storage cupboard housing boiler.

### CLOAKROOM
With WC, basin and window to front aspect.

### STUDY
With window to front aspect.

### KITCHEN/DINER
With vinyl flooring, french doors leading to enclosed garden and under stairs storage cupboard. Integrated appliances include a gas hob, double electric oven, fridge/freezer, washing machine and dishwasher. Understairs storage cupboard.

## FIRST FLOOR

### LIVING ROOM
With French doors and Juliet balcony to rear aspect and electric coal effect fire.

### BEDROOM
With built in wardrobe and vanity desk and windows to front aspect.

### EN-SUITE
With double shower cubicle, WC and hand basin.

## SECOND FLOOR

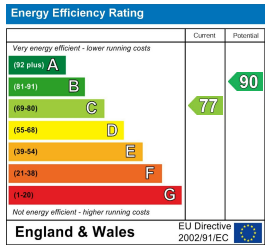
### BEDROOM
With built in wardrobe and vanity desk. Velux windows to rear aspect.

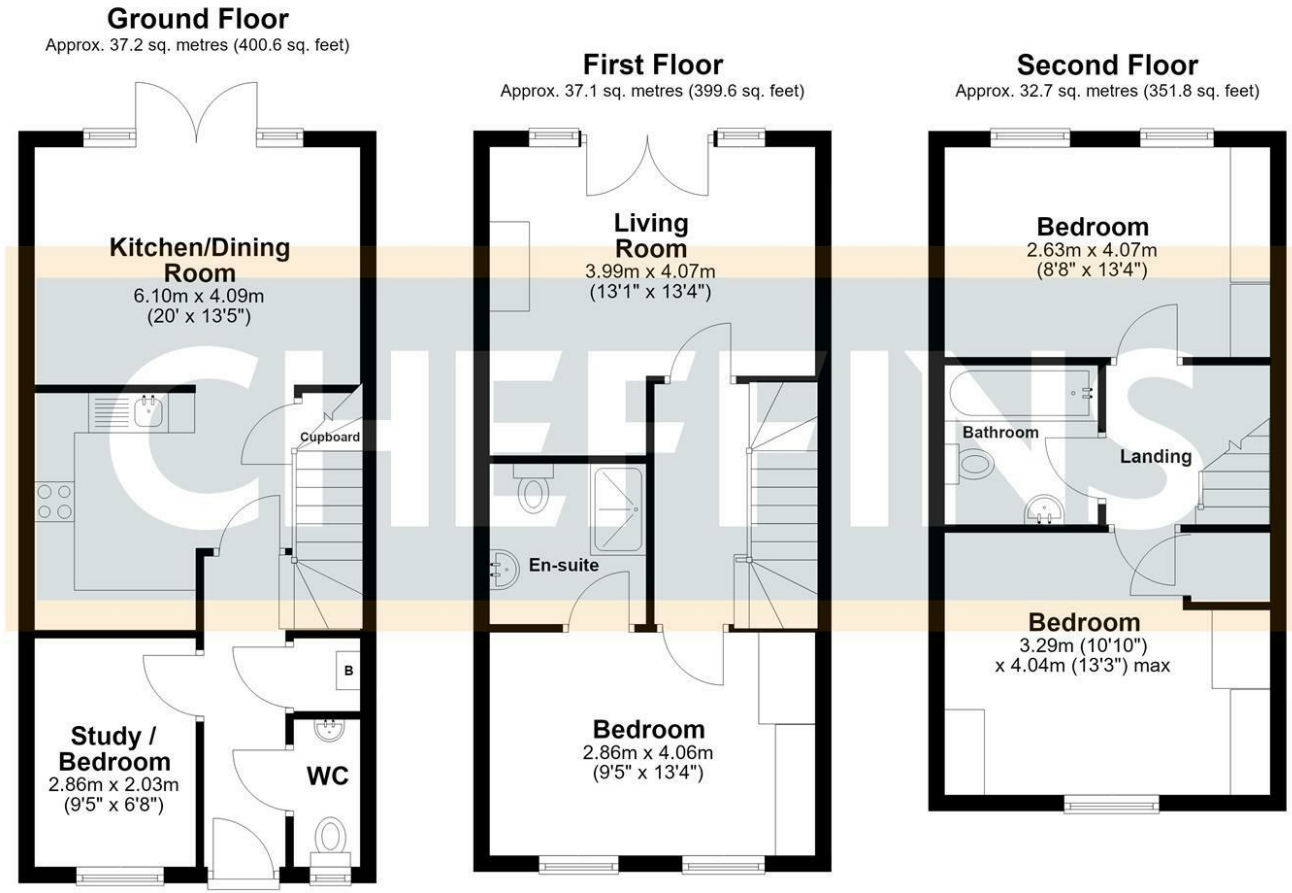
### BEDROOM
With built in wardrobe, drawers and vanity desk. Dormer window to front aspect and over-stairs storage cupboard.

### BATHROOM
With WC, basin and bath with hand-held, low-level shower attachment.

### OUTSIDE
A the rear is a low maintenance rear garden with gated access to one parking space and single garage.

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




Total area: approx. 107.0 sq. metres (1152.0 sq. feet)

£1,350 PCM

Council Tax Band - C

Local Authority - East Cambridgeshire District Council

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.