



Clay Street, Soham, CB7 5HJ

CHEFFINS

Clay Street

Soham,
CB7 5HJ

Mid terrace cottage within walking distance of the town centre. Accommodation comprises kitchen, inner hallway, living room, two bedrooms and bathroom. The cottage has an enclosed rear garden. Available: 26/03/2026. Deposit: £1,038. Holding Fee: £207. Council tax band: A. EPC: D

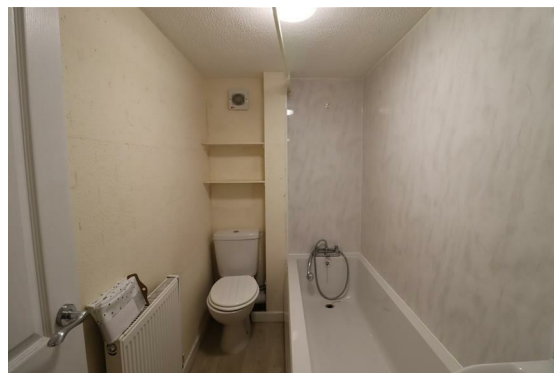
LOCATION

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.



£900 PCM





KITCHEN

with oven, ceramic hob, extractor, space for fridge/freezer, plumbing for washing machine and under stair storage cupboard.

DINING/LIVING ROOM

BEDROOM

BEDROOM

with storage cupboard.

BATHROOM

three piece white suite with shower attachment over the bath.

OUTSIDE

brick built storage shed and enclosed rear garden.

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) A		89
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Ground Floor
Approx. 23.0 sq. metres (247.1 sq. feet)



First Floor
Approx. 25.4 sq. metres (273.1 sq. feet)



Total area: approx. 48.3 sq. metres (520.2 sq. feet)

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

Agents note:

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

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

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.



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