



Clay Street, Soham, Ely, CB7 5HL

CHEFFINS

Clay Street

Soham, Ely,
CB7 5HL

Semi-detached older style cottage situated within walking distance of the town centre and local amenities. Accommodation comprises kitchen, dining room, living room, ground floor bathroom, two bedrooms and garden. Available: 26/01/2026. Small pet considered. Deposit: £1,038. Holding fee: £207. Council tax band: B. EPC: D

 2  1  1

£900 PCM



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

**KITCHEN**

with cooker, space for fridge/freezer and plumbing for washing machine.

DINING ROOM

with storage cupboard.

LIVING ROOM

with gas fire.

REAR LOBBY**GROUND FLOOR BATHROOM**

with electric shower over the bath.

BEDROOM

with boiler/airing cupboard.

BEDROOM

with built in cupboard.

OUTSIDE

Enclosed rear garden.

LETTING AGENTS NOTES

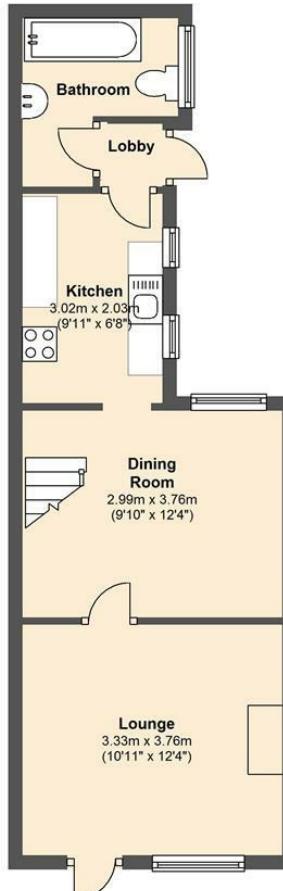
For more information on this property please refer to the Material Information brochure on our Website.



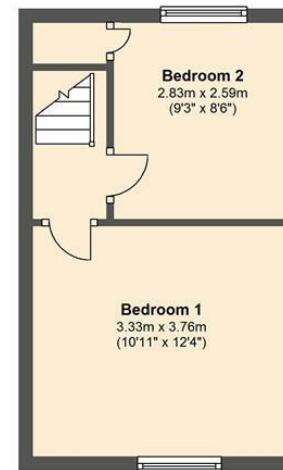


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Ground Floor
Approx. 35.0 sq. metres (376.5 sq. feet)



First Floor
Approx. 22.8 sq. metres (245.1 sq. feet)



Total area: approx. 57.7 sq. metres (621.6 sq. feet)

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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