



Fordham Road, Ely, CB7 5AQ

**CHEFFINS**

## Fordham Road

Soham, Ely,  
CB7 5AQ

Semi detached house, the property will be redecorated throughout prior to the start of tenancy. Accommodation comprising kitchen/breakfast room, utility area, dining room, living room, conservatory, cloakroom, ground floor bathroom and three bedrooms. Enclosed rear garden with patio and decking. Available: 19/02/2026. Deposit: £1,500. Holding fee: £300. Council tax band: B. EPC: C

3 1 2

**£1,300 Per Month**



### 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.

**ENTRANCE HALL****KITCHEN/BREAKFAST ROOM**

with oven, hob, extractor, integrated fridge and dishwasher.

**UTILITY AREA**

with storage cupboard, plumbing for washing machine and door to rear garden.

**DINING ROOM****LIVING ROOM**

with storage cupboards and French doors to the conservatory.

**CONSERVATORY**

with French doors to the rear garden.

**CLOAKROOM****BATHROOM**

with electric shower over the bath.

**FIRST FLOOR****BEDROOM**

with hanging rail and shelves.

**BEDROOM**

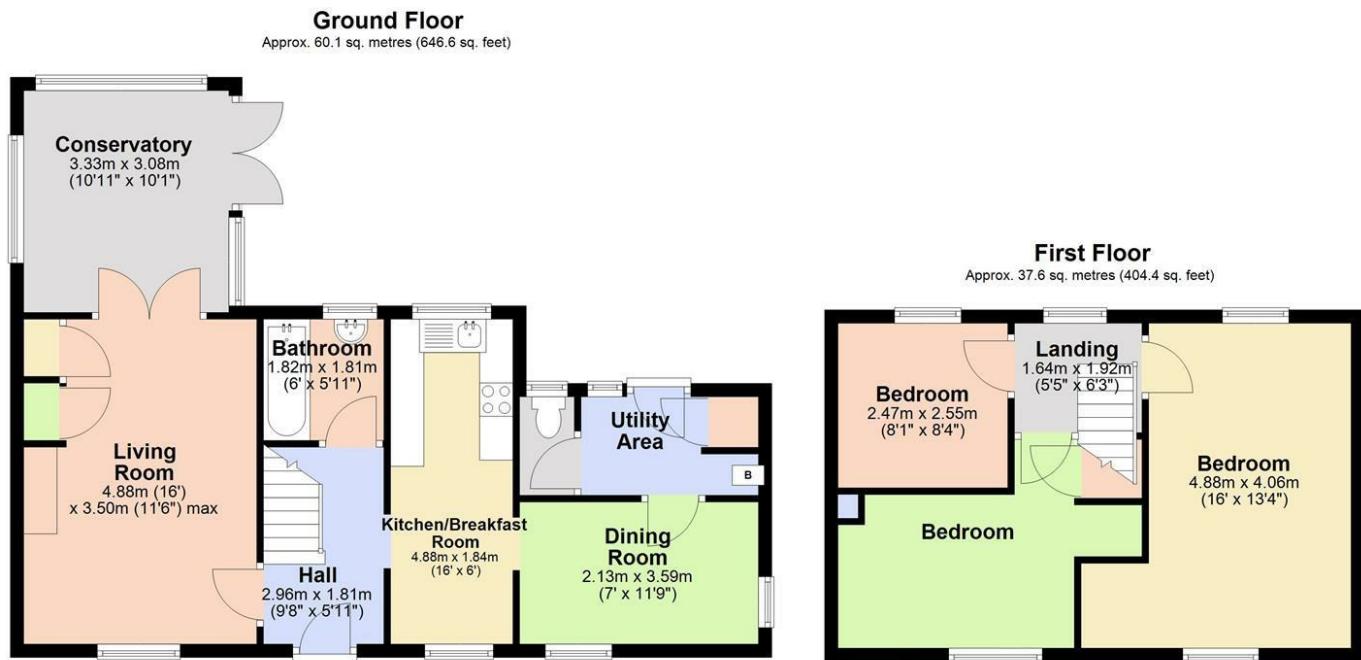
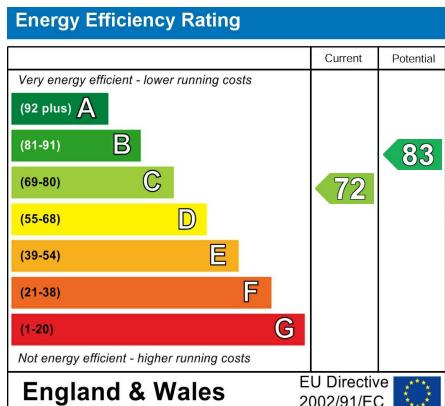
with built in cupboard.

**BEDROOM****OUTSIDE**

enclosed rear garden with patio and decking area, off road parking.

**LETTING AGENTS NOTES**

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



Total area: approx. 97.6 sq. metres (1051.0 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](http://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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