



Avocet Grove, Soham, CB7 5GN

**CHEFFINS**



## Avocet Grove

Soham,  
CB7 5GN

- Available: 11/09/2025
- Enclosed rear garden
- Council tax band: D
- EPC: C

A 4 bedroom detached Townhouse situated in a private cul-de-sac. Accommodation comprises kitchen/breakfast room, 4 bedrooms with 1 ensuite, and a family bathroom. Garage and enclosed rear garden. Available: 11/09/2025. Minimum 6 month term. Deposit: £2,192. Holding fee: £438. Council tax band: D. EPC: C

4 3 2

**£1,900 PCM**





## LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 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

with shoe storage cupboard.

## KITCHEN/DINING ROOM

with double oven, hob, extractor, dishwasher, fridge/freezer.

## UTILITY ROOM

with washing machine, freezer, cupboard housing the boiler and door leading to the rear garden.

## RECEPTION

with freestanding bookcase.

## CLOAKROOM

with wc and washbasin.

## FIRST FLOOR

### BEDROOM

with built in wardrobes.

### EN-SUITE

with shower, wc and washbasin.

### BEDROOM

with built in storage.

## LIVING ROOM

with electric coal effect fire.

## BATHROOM

with bath, wc and washbasin.

## SECOND FLOOR

### BEDROOM

with built in wardrobes.

### BEDROOM

with built in storage.

### SHOWER ROOM

with walk in shower, wc and handbasin.

## OUTSIDE

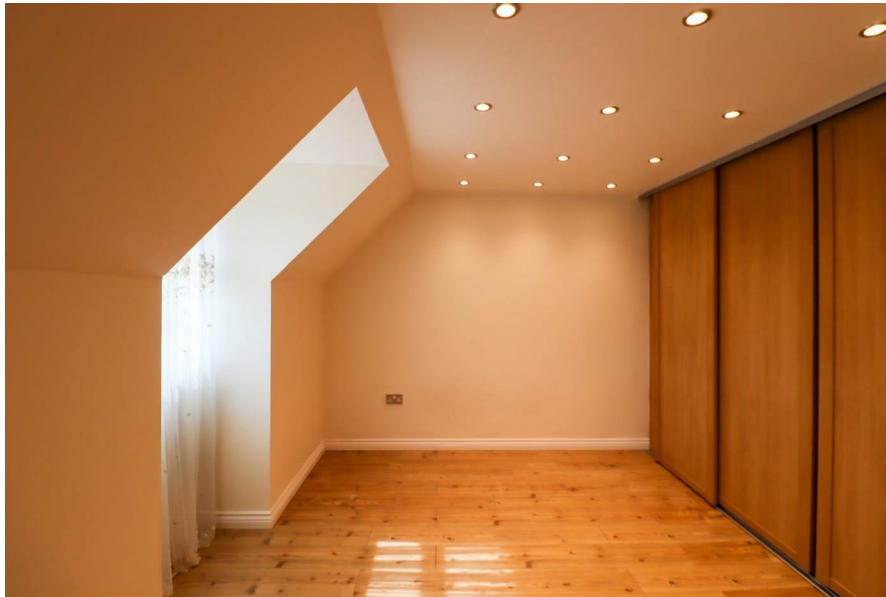
enclosed rear garden with patio area, garage and driveway suitable for a small car.

## LETTING AGENTS NOTES


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







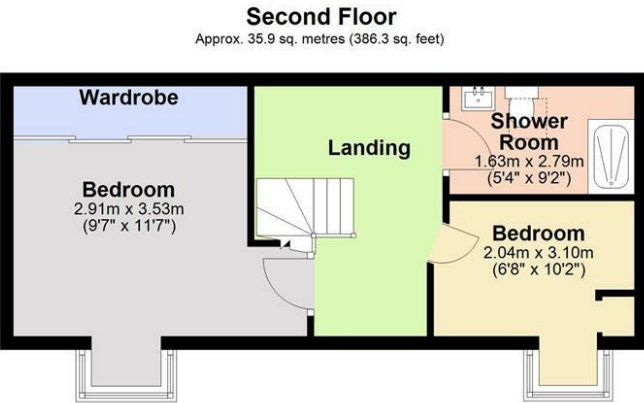
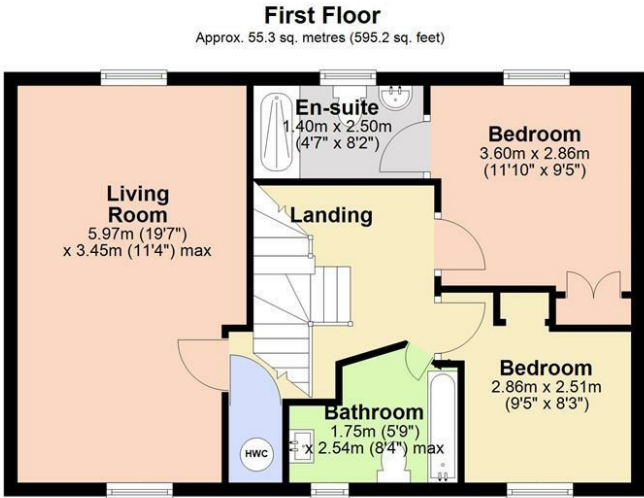
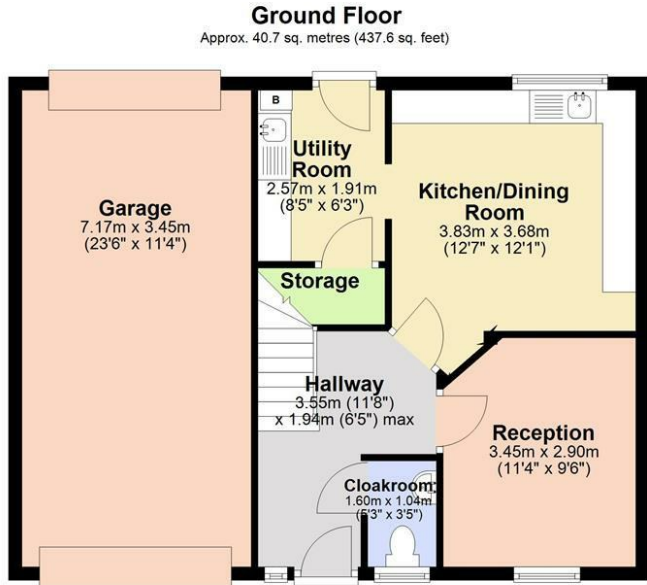


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>79</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



Total area: approx. 131.8 sq. metres (1419.1 sq. feet)

