



Clay Street, Soham, CB7 5HJ



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Soham,
CB7 5HJ

Terraced cottage close to Soham town centre. Accommodation comprises kitchen, living room, ground floor bathroom, two bedrooms, enclosed courtyard and a shared garden. Available: 26/05/2026. Deposit: £1,038. Holding fee: £207. Council tax band: B. EPC: 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 has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.



£900 PCM





KITCHEN

with vinyl flooring, pantry, oven, ceramic hob, extractor, plumbing for washing machine and space for fridge/freezer.

LIVING ROOM

REAR LOBBY

with door to courtyard garden.

GROUND FLOOR BATHROOM

with vinyl flooring, WC, basin and mixer tap shower attachment over bath.

BEDROOM

BEDROOM

with airing cupboard housing gas boiler.

OUTSIDE

To the rear there is a small, enclosed courtyard area, beyond this is a large lawned area which is shared with the neighbouring cottage, where there is a small outbuilding/shed.

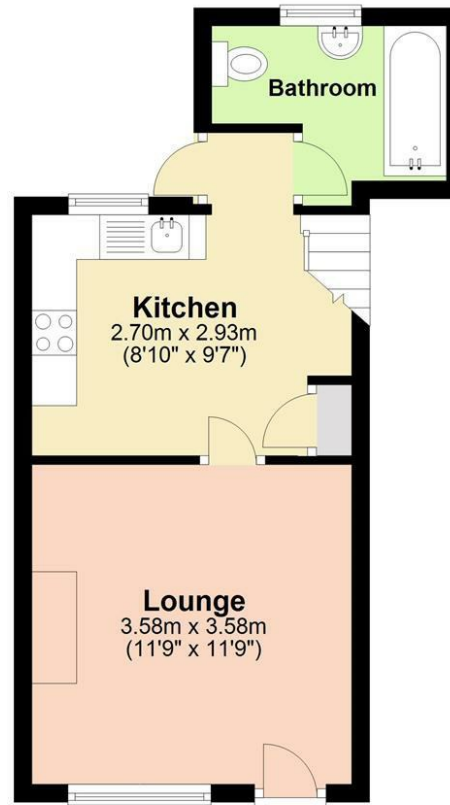
LETTING AGENTS NOTES

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



Ground Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.5 sq. feet)



Total area: approx. 50.6 sq. metres (545.0 sq. feet)

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
England & Wales	EU Directive 2002/91/EC

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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.

