



Clay Street, Soham, CB7 5HH

CHEFFINS

Clay Street

Soham,
CB7 5HH

End of terrace cottage, ideally located close to the town centre. Accommodation comprises living room, kitchen, ground floor bathroom and three bedrooms. The property has gas central heating, double glazing and an enclosed courtyard garden. Available: 28/07/2025. Deposit: £1,038. Holding fee: £207. Council tax band: B. EPC: E.

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

3 1 1

£900 PCM





LIVING ROOM

With window to front aspect



KITCHEN

With integrated double oven and electric hob. Window to rear aspect and stairs to first floor.



REAR LOBBY

With door to rear courtyard.



GROUND FLOOR BATHROOM

With WC, basin and bath with mixer tap shower attachment over. Window to rear aspect.



BEDROOM

With window to rear aspect



BEDROOM

With airing cupboard housing gas boiler and window to front aspect.

BEDROOM

With window to front aspect.

OUTSIDE

To the rear there is a small courtyard garden with gated access to a passage way leading to the front of the house.

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		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£900 PCM

Council Tax Band - B

Local Authority - East Cambs District Council

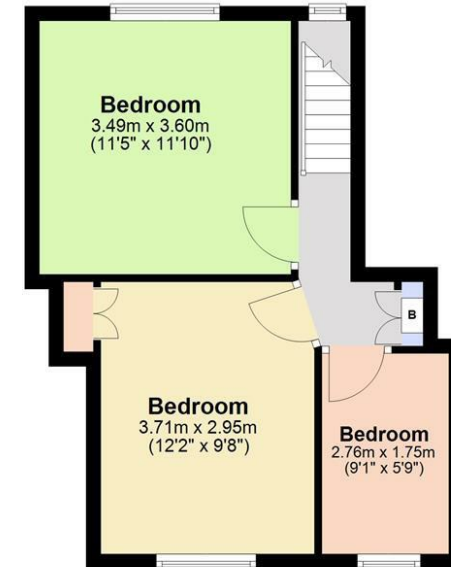
Ground Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



Total area: approx. 69.0 sq. metres (742.9 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.

