



Avocet Grove, Soham, CB7 5GN

CHEFFINS

Avocet Grove

Soham,
CB7 5GN

- Available: 16/07/2026
- Enclosed rear garden
- Council tax band: D
- EPC: C

A four bedroom detached Townhouse situated in a private cul-de-sac. Accommodation comprises kitchen/breakfast room, utility room, living room, 4 bedrooms with 1 ensuite, and a family bathroom. Garage and enclosed rear garden. Available: 16/07/2026. Deposit: £1,846. Holding deposit: £369. Council tax band: D. EPC: C

4 3 2

£1,600 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.

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

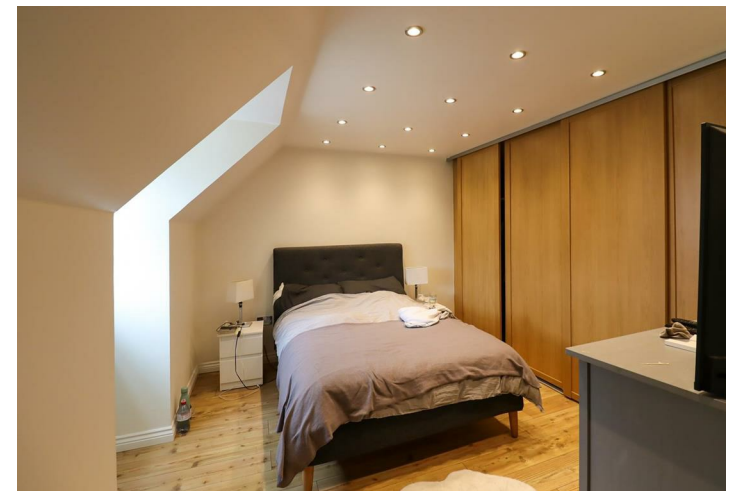
with walk in shower, wc and handbasin.

OUTSIDE

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

LETTING AGENTS NOTES

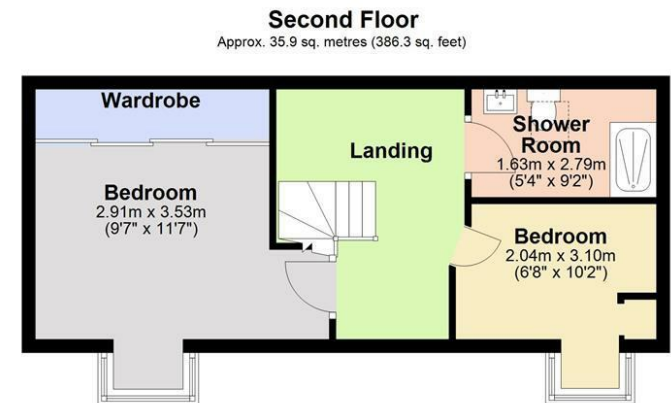
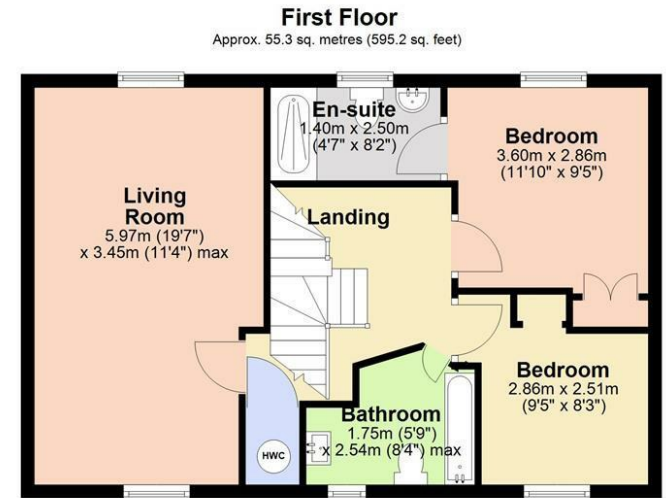
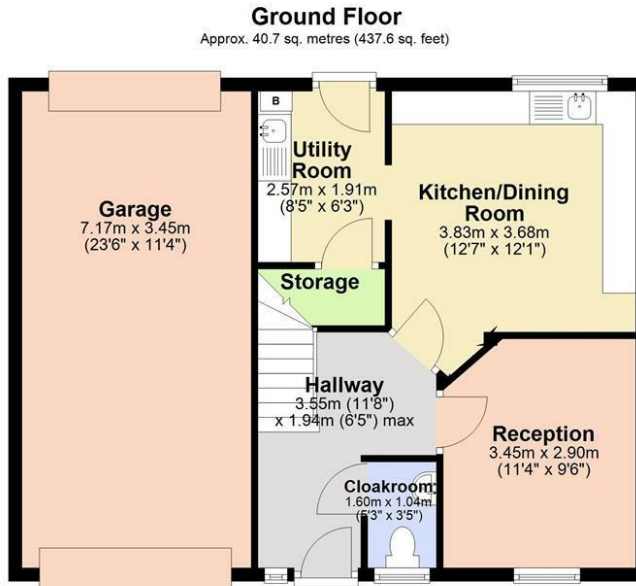
For more information on this property please refer to the Material Information brochure on our Website.







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



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