



Brook Street, Soham, CB7 5AD



Brook Street

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A spacious three bedroom detached property, to be newly decorated throughout. Accommodation comprises entrance hall, kitchen, utility room, cloakroom, living room, rear lobby/cloakroom/store room, three bedrooms and family bathroom. Available 12th June 2026. Holding deposit: £323. Security deposit: £1615. Council Tax Band: D. EPC rating C.

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 0

£1,400 PCM



**Entrance Hall**

With understairs storage cupboard and stairs to first floor.

Kitchen

With vinyl flooring, freestanding electric cooker and large storage cupboard. Window to front aspect.

Utility Room

With vinyl flooring, plumbing for washing machine and larder cupboard. Window to rear aspect

Rear Lobby

With doors to rear garden and garage

Cloakroom

With vinyl flooring, WC and hand basin. Window to rear aspect.

Store Room

With window to side aspect.

Living Room

With feature fireplace and windows to front, side and rear aspects.

Bedroom

With feature fireplace and windows to front and rear aspect.

Bedroom

With cupboard housing the boiler and window to side aspect.

Bedroom

With built in wardrobes and window to rear aspect

Bathroom

With vinyl flooring, WC, basin and bath with shower over. Window to front aspect.

Exterior

Garden, single garage and driveway to front of house. Side access to enclosed rear garden.

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		
(81-91) B		84
(69-80) C	70	
(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	

£1,400 PCM

Council Tax Band - D

Local Authority - East Cambridgeshire District Council

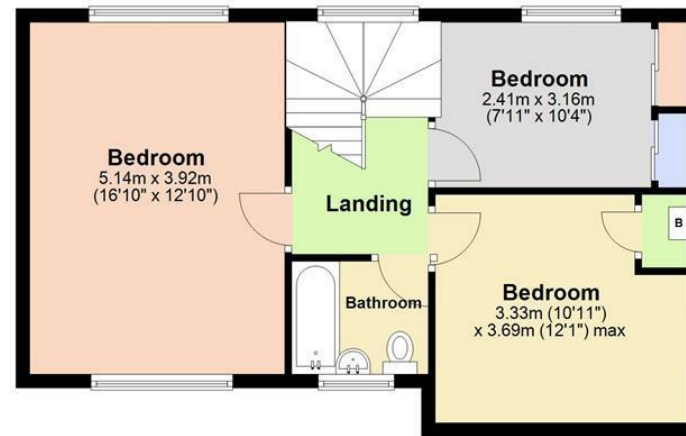
Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.8 sq. feet)



Total area: approx. 113.1 sq. metres (1217.4 sq. feet)

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.

