



Rosebay Gardens, Ely, CB7 5YU

CHEFFINS

Rosebay Gardens

Soham, Ely,
CB7 5YU

Refurbished end terrace house in a cul de sac location. Accommodation comprises kitchen, dining/living room, bedroom, bathroom, with low maintenance gravel areas to the front and side, unallocated parking nearby. Available: 19/01/2026. Deposit: £951. Holding fee: £190. Council Tax Band: A. EPC: C

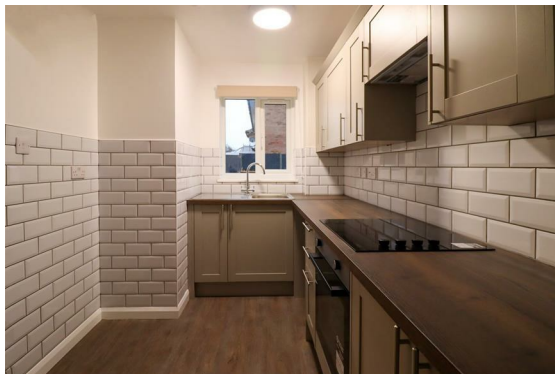
LOCATION

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.



£825 PCM





KITCHEN

with newly fitted shaker style units, oven, ceramic hob, extractor, space for fridge/freezer and plumbing for washing machine.

DINING/LIVING ROOM

with door to the front and stairs to the first floor.

BEDROOM



SHOWER ROOM

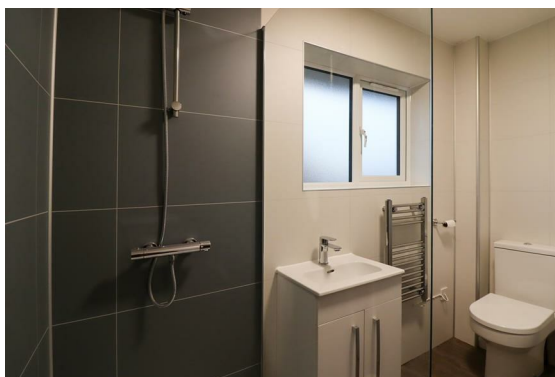
with walk in shower.

OUTSIDE

gravel front and side gardens with shed. Unallocated parking nearby.

LETTING AGENTS NOTES

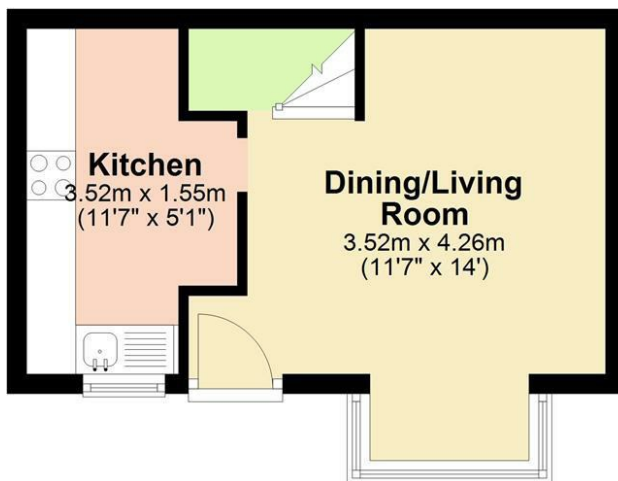
For more information on this property please refer to the Material Information brochure on our Website.





Ground Floor

Approx. 21.6 sq. metres (232.0 sq. feet)



First Floor

Approx. 20.8 sq. metres (224.3 sq. feet)



Total area: approx. 42.4 sq. metres (456.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

