



High Street, Soham, CB7 5HE

**CHEFFINS**



## High Street

Soham,  
CB7 5HE

\*Single occupancy only\*. First floor bedsit ideally situated in Soham town centre. Accommodation comprises entrance hall, kitchen, bedroom/living room and a shower room. The property has electric heating and a shared parking area. Available: 12/09/2025. Minimum 6 month term. Deposit: £692. Holding fee: £138. 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.

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**£600 PCM**





## ENTRANCE HALL

with large storage cupboard.

## KITCHEN

with vinyl flooring, two built in storage cupboards, electric cooker, extractor and plumbing for washing machine.

## LIVING ROOM/BEDROOM

with storage cupboard.

## SHOWER ROOM


with vinyl flooring.



## 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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | [cheffins.co.uk](http://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.

## Ground Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 38.6 sq. metres (415.6 sq. feet)

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



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