



Blackthorn Court, Soham, CB7 5DT

**CHEFFINS**

## Blackthorn Court

Soham,  
CB7 5DT

Recently refurbished terrace house in cul de sac location. Accommodation comprises kitchen, dining/living room, two bedrooms, bathroom, enclosed rear garden (gardener included), garage and driveway. Available 21st January 2026. Deposit: £1,269. Holding fee: £253. Council Tax Band: B. 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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**£1,100 PCM**





## ENTRANCE HALL

## KITCHEN

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

## DINING/LIVING ROOM

with door to the rear garden and stairs to the first floor

## BEDROOM

## BEDROOM

## BATHROOM

Recently fitted with three piece white suite, shower over the bath and storage cupboard.

## OUTSIDE

enclosed rear garden with patio area and shed, gardener included, garage and driveway.

## 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>89</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>74</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>74</b> |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

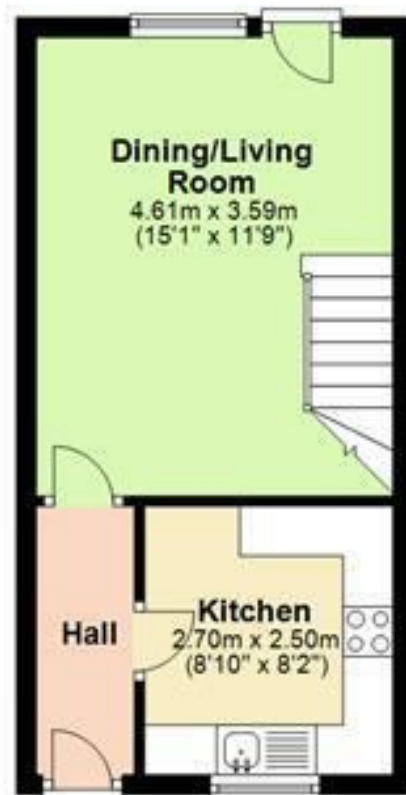
£1,100 PCM

Council Tax Band - B

Local Authority - East Cambridgeshire District Council

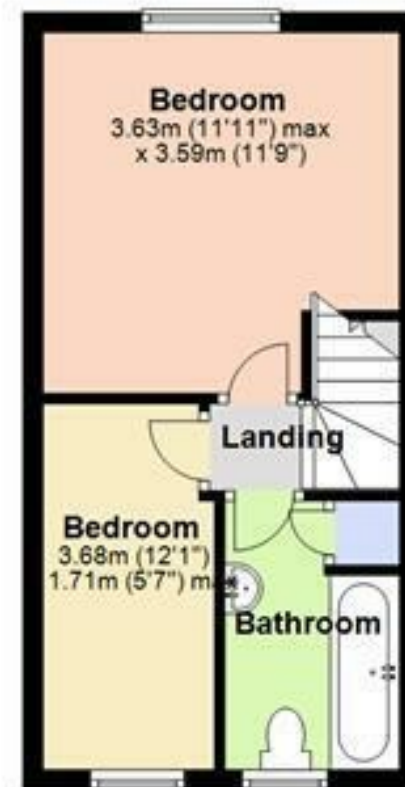
### Ground Floor

Approx. 26.6 sq. metres (286.2 sq. feet)



### First Floor

Approx. 26.5 sq. metres (285.6 sq. feet)



Total area: approx. 53.1 sq. metres (571.8 sq. feet)

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

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](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.



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