



Blackthorn Court, Soham, CB7 5DT

CHEFFINS

Blackthorn Court

Soham,
CB7 5DT

End of terrace house in a cul de sac location. Accommodation comprises recently fitted kitchen, living room, one bedroom, bathroom, enclosed rear garden and parking. Available: 23/01/2026. Deposit: £1,009. Holding fee: £201. Council tax band: A. EPC: D

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.

 1  1  0

£875 PCM





KITCHEN

with oven, ceramic hob, extractor, space for fridge/freezer, plumbing for washing machine and cupboard housing the boiler.

LIVING ROOM

with door to the rear garden.

BEDROOM

BATHROOM

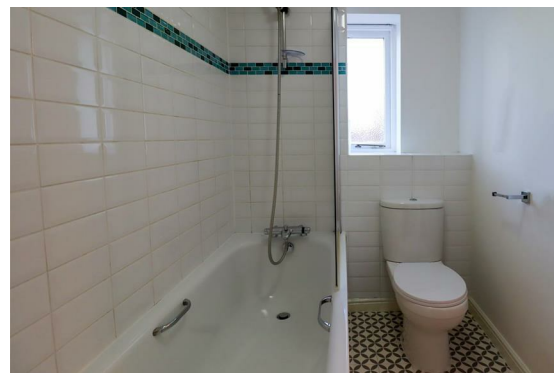
with mixer tap shower attachment over the bath.

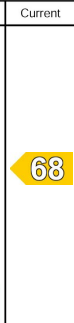

OUTSIDE

enclosed rear garden and parking.

LETTING AGENTS NOTES

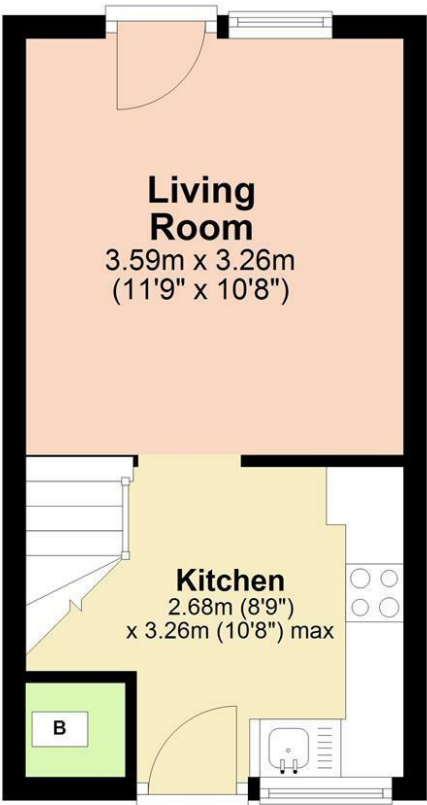
For more information on this property please refer to the Material Information brochure on our Website.



| Energy Efficiency Rating | | |
|---|--|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A |  | 86 |
| (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  |

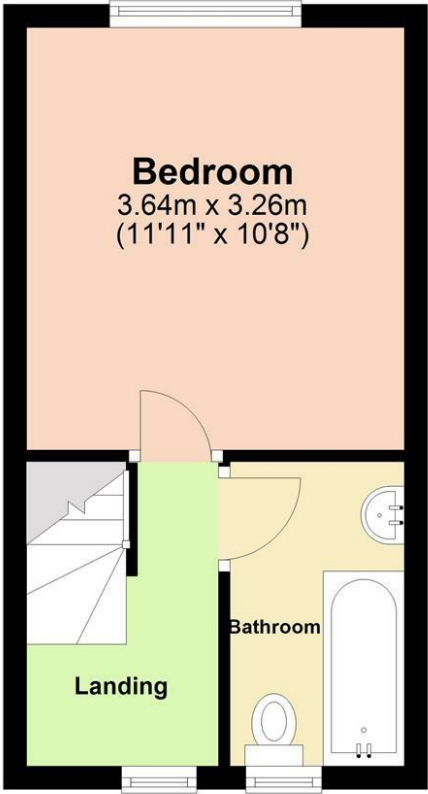
Ground Floor

Approx. 20.6 sq. metres (222.2 sq. feet)



First Floor

Approx. 20.4 sq. metres (220.0 sq. feet)



Total area: approx. 41.1 sq. metres (442.1 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.

