



Clay Street, Soham, Ely, CB7 5HJ

CHEFFINS

Clay Street

Soham, Ely,
CB7 5HJ

Older style end of terrace house close to Soham town centre. Accommodation comprises kitchen, dining room, living room, ground floor bathroom with shower over the bath and two double bedrooms. Enclosed rear garden. Available: 27/03/2026. Deposit: £980. Holding fee: £196. Council tax band: B. 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.



£850 PCM



**KITCHEN**

with vinyl flooring, electric cooker, extractor and plumbing for washing machine.

DINING ROOM**LIVING ROOM****GROUND FLOOR BATHROOM**

with vinyl flooring and shower over the bath.

**BEDROOM****BEDROOM****OUTSIDE**

enclosed rear garden, right of way across neighbouring property for access and storage shed.

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		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

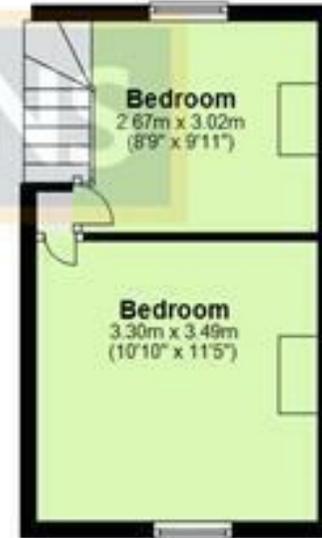
Ground Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



First Floor

Approx. 21.2 sq. metres (227.7 sq. feet)



Total area: approx. 55.6 sq. metres (598.9 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

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.

