



Station Road, Ely, CB7 5DY

CHEFFINS

Station Road

Soham, Ely,
CB7 5DY

Ground floor flat close to the Town centre. Accommodation comprises entrance hall, kitchen/dining room, living room, three bedrooms and bathroom. Enclosed rear garden and a driveway to the side. Available: 22/01/2026. Deposit: £1,153. Holding fee: £230. 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 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.

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£1,000 PCM



**ENTRANCE HALL****KITCHEN/DINING ROOM**

with built in electric oven, electric hob, extractor, breakfast and space for fridge/freezer.

**LIVING ROOM****BEDROOM****BEDROOM****BEDROOM****INNER LOBBY**

with door to garden and plumbing for washing machine.

BATHROOM

with shower over the bath.

OUTSIDE

Enclosed rear garden with outbuildings and patio area. Gated access to driveway at the side of the property.

**LETTING AGENTS NOTES**

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



Ground Floor

Approx. 78.3 sq. metres (842.4 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	

Agents note:

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

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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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