



Fordham Road, Soham, CB7 5AH

CHEFFINS

Fordham Road

Soham,
CB7 5AH

- Minimum 12 Month Tenancy
- 3 Double Bedrooms
- Kitchen/Breakfast Room
- Cloakroom
- Large Rear Garden
- Garage and Parking
- Conservatory
- Freshly Redecorated
- Available Now

A superbly presented, individual 3 bedroom detached house standing in a non-estate location on the edge of the village with gas fired central heating and newly installed uPVC windows. The property benefits from a double aspect sitting room and fitted kitchen/breakfast room and a bathroom on the first floor. Additional features include a large driveway with parking and garage and a large enclosed rear garden. EPC: D, Council Tax Band: D. Available now.

 3  1  2

£1,350 PCM





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 railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

Entrance Hall

with stairs to first floor, electric meter cupboard, radiator.

Sitting Room

with bay window to front aspect and window to side, radiator.

Dining Room

with windows to side and rear, radiator.

Kitchen

with range of base and wall mounted kitchen units, part tiled walls, vinyl flooring, stainless steel sink and drainer with mixer tap, freestanding oven and hob with extractor over, further storage cupboard.

Cloakroom

with low level wc and handbasin, vinyl flooring, window to side aspect, radiator.

Conservatory

with 2 doors to rear garden, outside tap.

FIRST FLOOR

Landing

with airing cupboard housing hot water tank and shelving, window to side aspect.

Bedroom 1

with built in cupboard, bay window to front aspect and window to side radiator.

Bedroom 2

with windows windows to side and rear aspect, built in wardrobe, radiator.

Bedroom 3

with window to front aspect, built in cupboard, radiator.

Bathroom

with part tiled walls, 3 piece white suite comprising low level wc, pedestal handbasin, bath with shower over and shower screen, heated towel rail, vinyl flooring, windows to rear aspect.

OUTSIDE

Front Garden laid to lawn with established shrub and flower borders, paved pathway with gated access to garage and rear garden.

Enclosed Rear Garden laid to lawn with patio area and slate beds.

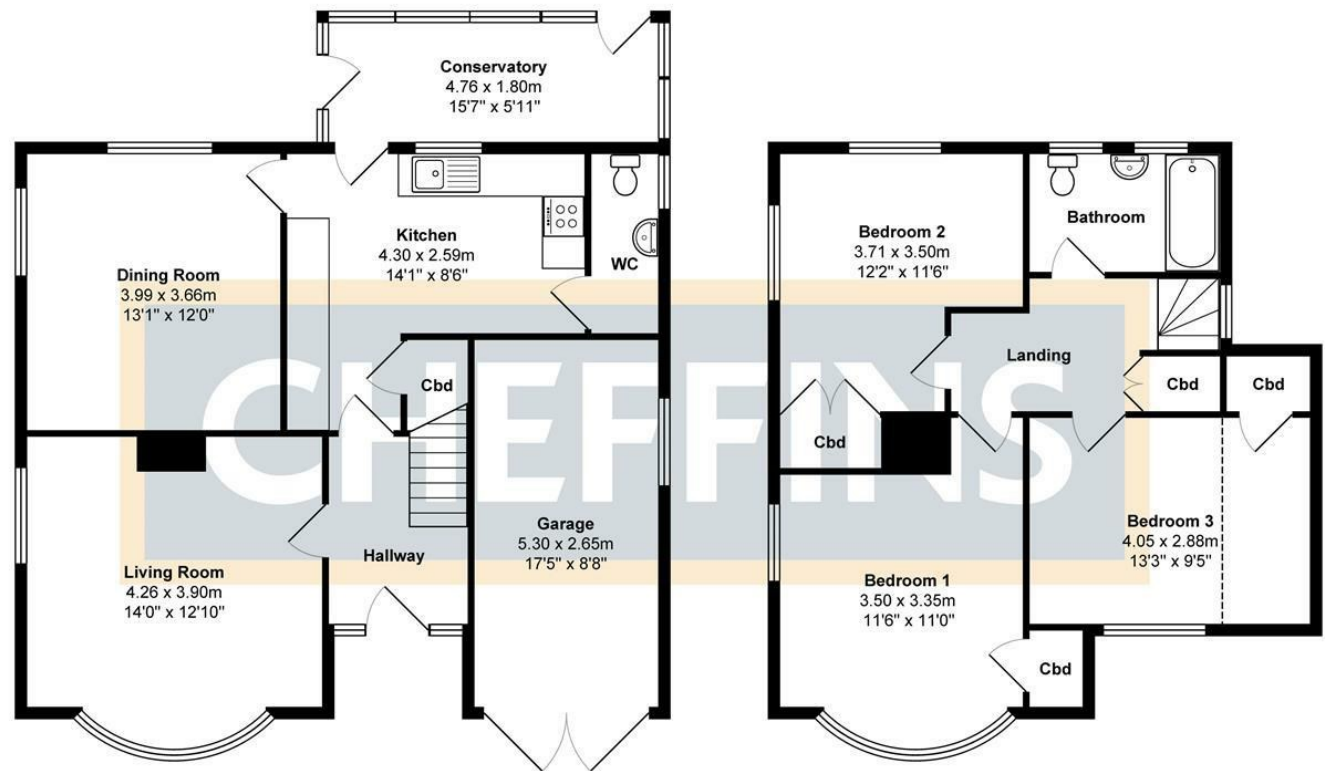
Garage with wall mounted boiler, light and power.







Fordham Road, Soham, CB7 5AH



Total Area: 111.1 m² ... 1196 ft² (excluding garage, conservatory)

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	67
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£1,350 PCM

Council Tax Band - D

Local Authority - East Cambridgeshire

District Council

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | 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.