



West Drive Gardens, Soham, CB7 5EF

CHEFFINS

West Drive Gardens

Soham,
CB7 5EF

- Minimum 12 Month Tenancy
- 3 Bedrooms
- Open Plan Sitting Room / Kitchen
- Family Bathroom
- Enclosed Rear Garden
- Semi-Detached
- Available end of January 2025

A 3 bedroom semi-detached house situated within walking distance of the town centre. The accommodation includes an open plan kitchen / sitting room, cloakroom and family bathroom, The property also benefits from an enclosed rear garden, gas central heating, double glazing and parking. EPC: C Council Tax Band: B



£1,300 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 uPVC double glazed entrance door, stairs leading to the first floor, laminate flooring, recessed ceiling spotlights, radiator.

CLOAKROOM

with hand basin with mixer tap, low level WC.

UTILITY ROOM

with worktops with cupboard storage under, space and plumbing for washing machine, space for tumble dryer, wall mounted Ideal gas fired central heating boiler, laminate flooring, radiator, recessed ceiling spotlights, double glazed door to the rear aspect.

KITCHEN/DINING ROOM

with a modern fitted kitchen comprising worktops and upstands, fitted base and wall mounted cupboards and drawers, integrated oven and grill with 4 burner gas hob and extractor hood over, feature downlighting, integrated dishwasher, sink and drainer with mixer tap, laminate flooring, recessed ceiling spotlights, window to the rear aspect.

LIVING ROOM

with laminate flooring, radiator, recessed ceiling spotlights, window to the front aspect.

FIRST FLOOR

LANDING

with access to the roof space, built-in cupboard, radiator.

BEDROOM 1

with radiator, window to the front aspect.

BEDROOM 2

with built-in cupboard, radiator, window to the rear aspect.

BEDROOM 3

with radiator, window to the front aspect.

BATHROOM

with a modern white suite comprising panelled bath with mixer tap and shower over, hand basin with mixer tap and cupboard storage under, low level WC, part tiled walls, tiled flooring, ladder style heated towel rail, recessed ceiling spotlights, extractor fan, window to the rear aspect.

OUTSIDE

Enclosed part walled garden with a storage shed, parking and pedestrian gated access.

Letting Agents Notes

Deposit - £1500.00

Holding Deposit - £300.00

EPC - C

Council Tax - B

Square Footage - 925.696

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	72	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



£1,300 PCM
Council Tax Band – B
Local Authority – East Cambs
District Council

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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.