



High Street, Soham, CB7 5HE

www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

Top Floor Flat 36 High Street, Soham, Ely, Cambridgeshire CB7 5HE

A spacious two bedroom top floor flat with fitted kitchen and modern bathroom. The property benefits from a reserved parking space to the rear. EPC D65 Council Tax Band A

- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- TWO GOOD SIZED BEDROOMS
- BATHROOM WITH SHOWER
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
- AVAILABLE END MAY 2023

: **£750 PM Deposit £865**



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

ENTRANCE HALLWAY With window to front aspect and staircase to top floor.

SPACIOUS LANDING With radiator and shelving unit.

KITCHEN Fitted with white gloss base units with drawers and work surfaces over, fitted single electric oven, hob and extractor. Single drainer sink unit. Space for washing machine and fridge/freezer, vinyl flooring. Wall mounted gas boiler for central heating.

LIVING ROOM With window to front aspect and radiator. Fitted carpet

BATHROOM White suite comprising panel bath with shower over, pedestal basin, low level WC and vinyl flooring.

BEDROOM 1 Eaves room with window to front aspect and radiator. Fitted carpet.

BEDROOM 2 With Velux window and radiator. Fitted carpet.

OUTSIDE Reserved parking space at the rear of the building.

RESTRICTIONS No smokers, no pets, no children

EPC D65

COUNCIL TAX Band A

VIEWING By appointment with Pocock & Shaw
Tel: 01353 668091 Email: ely@pocock.co.uk

REF JVD/4103



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested