



The Old Boiler House Barcham Road, Soham,
Ely, CB7 5TU
www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

The Old Boiler House Barcham Road, Soham, Ely, CB7 5TU

A newly redecorated one bedroom end of terrace bungalow located on a working farm approx. 3.7 miles from Ely city centre. EPC E47

- ENTRANCE LOBBY/UTILITY
- OPEN PLAN LIVING /KITCHEN
- INNER HALL
- BEDROOM
- SHOWER CUBICLE
- SEPARATE WC
- ELECTRIC HEATING
- OFF ROAD PARKING SPACE

Rent £700 PM Deposit £807.00

**Non Managed
Available Immediately**



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 LOBBY () Front door, double glazed window facing front aspect, coat pots, single drainer stainless steel sink unit with cupboards under and wall mounted cupboards.

OPEN PLAN LIVING ROOM 15'9" x 9'6" (4.80 m x 2.90 m) Double aspect room with windows facing side and rear aspect, electric radiator, laminate flooring, Kitchen area electric cooker with extractor over, drawers with work surfaces over, wall mounted cupboards.

INNER HALL () Airing cupboards with storage space below, electric radiator, tiled shower cubicle.

BEDROOM 9'2" x 7'3" (2.80 m x 2.20 m) Double glazed window facing rear aspect, electric radiator, laminate flooring.

OFF STREET PARKING SPACE

Council Tax Band A

EPC (47/100)

Viewing

By Arrangement with Pocock & Shaw

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Email: ely@pocock.co.uk

www.pocock.co.uk

Ref

PEO-6118





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