

Balmforth

Estate Agents, Valuers & Letting Agents



38 High Street, Soham, Ely, Cambridgeshire, CB7
5HE

£750 per month

::Accommodation & Amenities::

In more detail the accommodation comprises of:-

ENTRANCE:

RETAIL AREA 1:

Window to front.

RETAIL AREA 2:

Window to front, storage cupboard.

SHARED HALLWAY:

Door to side. The stairs lead to a 3 x bed flat above (not included)

WC:

Low level wc, sink, window to rear.

WC:

Low level wc, sink, window to rear.

RETAIL AREA 3:

RETAIL AREA 4:

Window to side.

OFFICE:

Door and window to side.

OUTSIDE:

Location

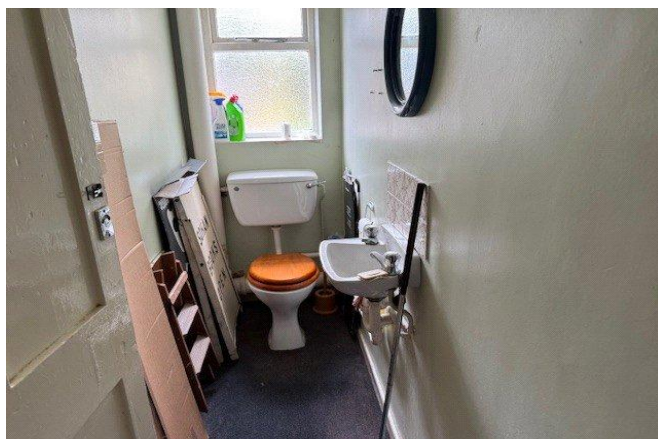
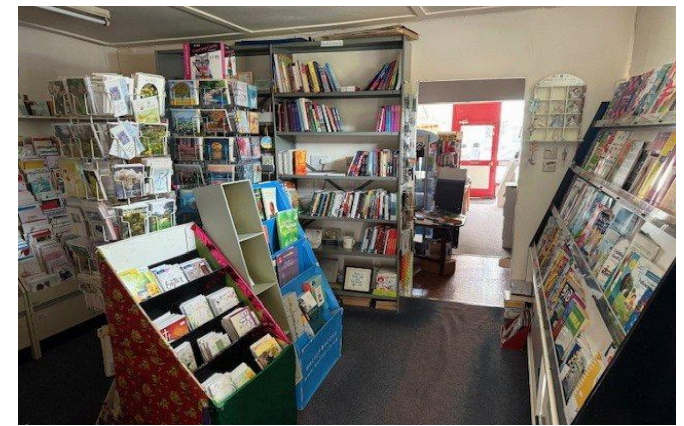
Soham in Cambridgeshire is a vibrant town with a strong emphasis on education, offering excellent primary and secondary schools for families. The town features a diverse selection of shops, as well as sporting and social facilities to cater to residents' needs. Residents can look forward to the annual Soham Carnival, Heavy Horse Show, and Pumpkin Fairs, which are popular events that draw visitors to the area.

Conveniently located almost equidistant between Ely and Newmarket, Soham provides easy access to both towns and is approximately 15 miles from Cambridge. The town's proximity to the A14 trunk road in Newmarket offers seamless connectivity to the M11 and the main motorway system, making commuting to surrounding areas a breeze. With its strong community spirit, educational opportunities, and convenient transport links, Soham presents an attractive option for those seeking a well-rounded lifestyle in Cambridgeshire.

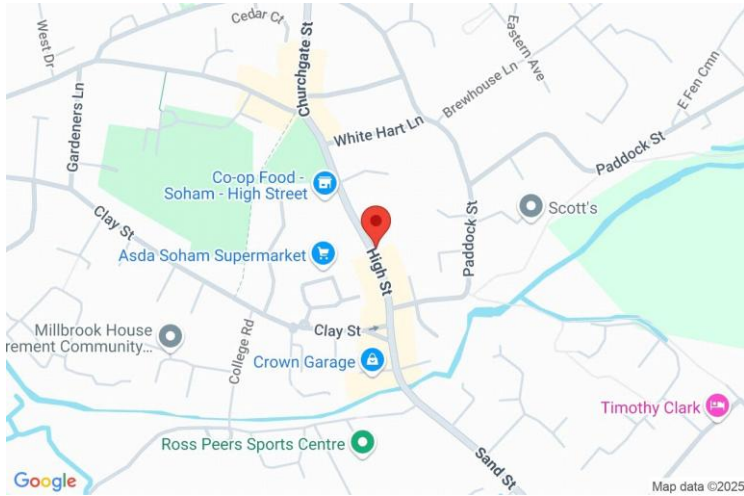
Directions

Viewing

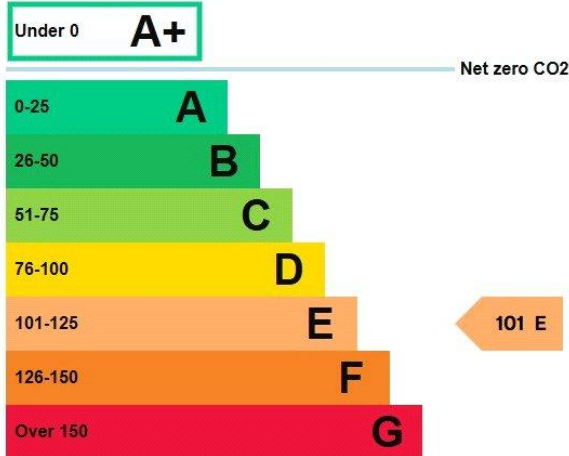
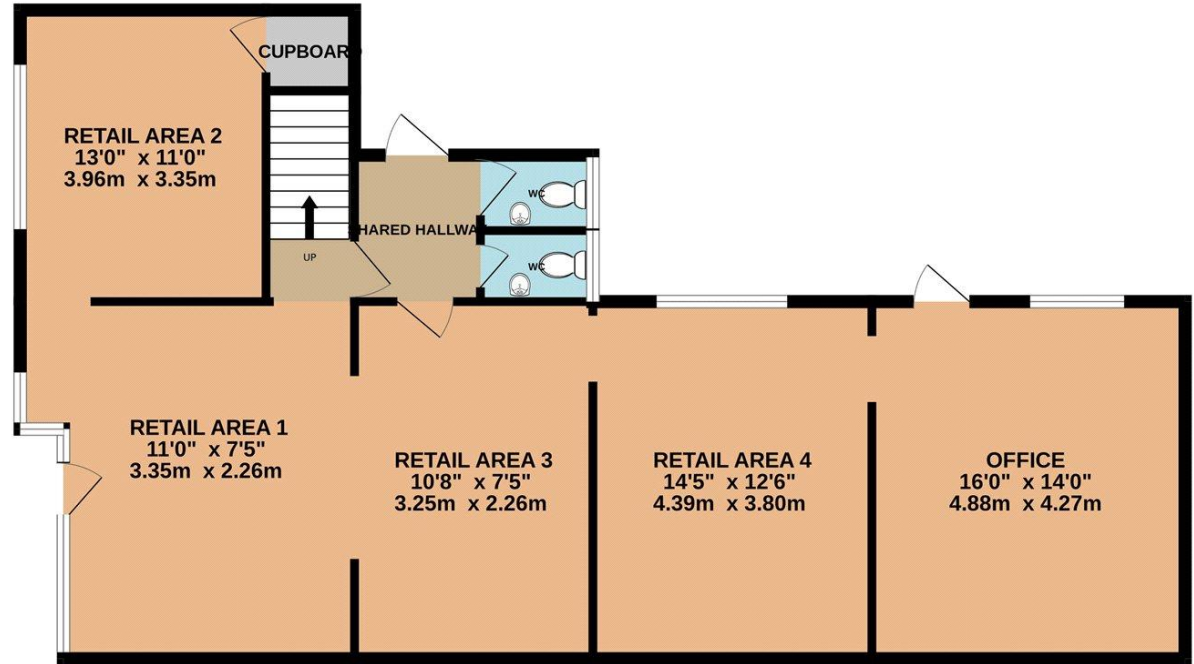
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk



Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



GROUND FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

FBM250455



DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 - <http://bit.ly/sW9JS5>