



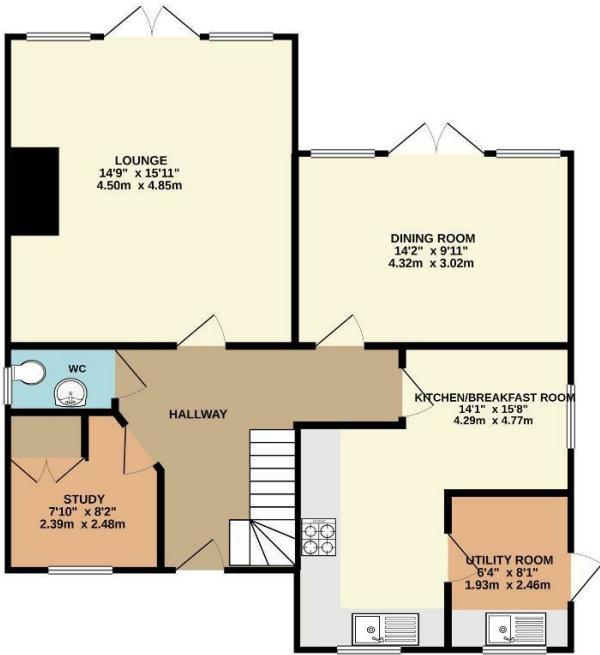
Paddock Street, Soham, Cambridgeshire, CB7 5JA
Rent - £1,450 PCM Deposit - £1,673

- SPACIOUS DETACHED FAMILY HOME
- 4 GOOD SIZE BEDROOMS
- UTILITY ROOM & STUDY
- FAMILY BATHROOM, CLOAKROOM & 2 EN SUITES
- DOUBLE GARAGE, PARKING & ENCLOSED GARDEN
- MODERN KITCHEN WITH SOME BUILT IN APPLIANCES
- GAS HEATING & ENERGY RATING - C
- APPROXIMATE SIZE - 1504 SQ FT.
- SORRY NO PETS
- AVAILABLE NOW

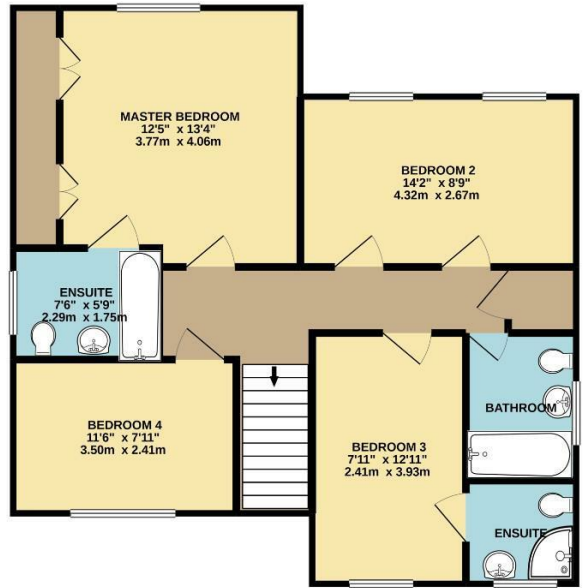


Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
100% energy efficient - lower running costs				100% environmentally friendly - lower CO ₂ emissions			
(92-100) A	(81-91) B			(82-90) A	(71-80) B		
(84-91) C	(72-80) D			(73-80) C	(61-70) D		
(75-83) D	(62-71) E			(54-60) E	(44-53) F		
(65-74) E	(52-61) F			(45-53) F	(35-43) G		
(55-64) F	(43-51) G			(35-43) G	(25-34) G		
(45-54) G	(35-42) G			(25-34) G	(15-24) G		
(15-44) G	(15-42) G			(15-24) G	(15-24) G		
100% energy efficient - higher running costs				100% environmentally friendly - higher CO ₂ emissions			
		78	86			77	85
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
767 sq. ft. (71.3 sq. m.) approx.



1ST FLOOR
737 sq. ft. (68.5 sq. m.) approx.



TOTAL FLOOR AREA: 1504 sq. ft. (139.8 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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