Balmforth
Estate Agents, Valuers & Letting Agents



3314, 63C Great Fen Road, Soham, Ely,
Cambridgeshire, CB7 5UH

£3,000 per month

• Spacious detached family home
• Five to six spacious bedrooms
• Three bathrooms plus separate WC
• Living room, garden room and separate dining room
• Utility room, cloakroom and plant room
• Detached garage
• Large private driveway with ample parking
• Spectacular open Fenland views

This stunning six bedroom detached house is located within twenty minutes of both RAF bases. The property benefits from a high specification finish throughout, open plan lounge/diner/family room, separate utility space, two bathrooms and one en-suite, ample storage throughout and enclosed garden with field views.

Available: Now.
Heating: Electric air source and underfloor heating.
Deposit: £3,460.00.
Council Tax: Band - D - £2,491.95 (2026/27) year.
(Active duty military members are exempt)
Agent notes: Stock photos used.

In more detail the property comprises of :
ENTRANCE:
Storage cupboard.

WC:
Suite comprising of low level WC, handbasin, mirror medicine cabinet.

DINING ROOM:
Double doors, TV Point and bay window to front.

KITCHEN/BREAKFAST ROOM:
Range of wall and base units, sink, two integrated ovens, hob with extractor over, fridge freezer, dishwasher, wine fridge, window to side.

UTILITY:
Range of units, sink, space and plumbing for washing machine and dryer, door to side and window to rear.

LOUNGE:
Double doors, bi-fold doors to rear, stairs to first floor.

FAMILY ROOM:
Bi-fold doors to rear, window to rear and side, TV point.

BEDROOM/STUDY:
TV and tel point, storage cupboard and window to rear.

BEDROOM:
Window to front, TV point and double wardrobe.

BEDROOM:
Window to front, double wardrobe, TV point.

BEDROOM:
Window to rear, double wardrobe and TV point.

EN-SUITE:
Suite comprising of low level WC, handbasin, large double shower and window to rear.

BATHROOM:
Suite comprising of low level WC, handbasin, shower cubicle, bath with shower attachment and window to side.

LANDING:
Velux window.

BEDROOM:
Window to rear and TV point.

BATHROOM:
Suite comprising of low level WC, handbasin, shower cubicle, bath and Velux window.

BEDROOM:
Window to rear and TV point.

OUTSIDE:
Rear garden mainly laid to lawn with patio area and field views. Garage with pedestrian access, electric and roller door. Off street parking to front gated driveway for a number of vehicles.

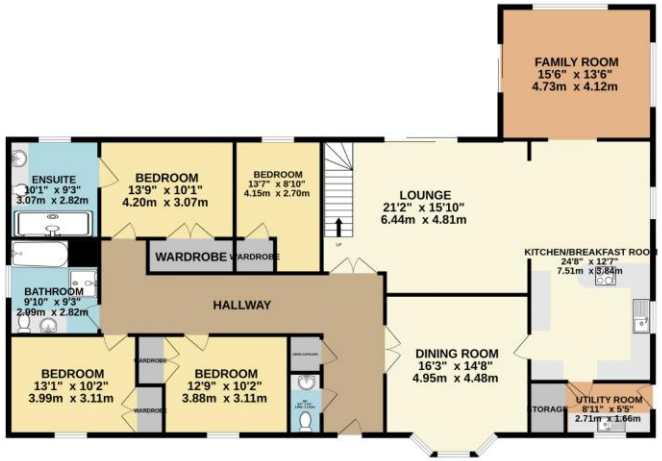
Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk







GROUND FLOOR
2189 sq.ft. (203.3 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



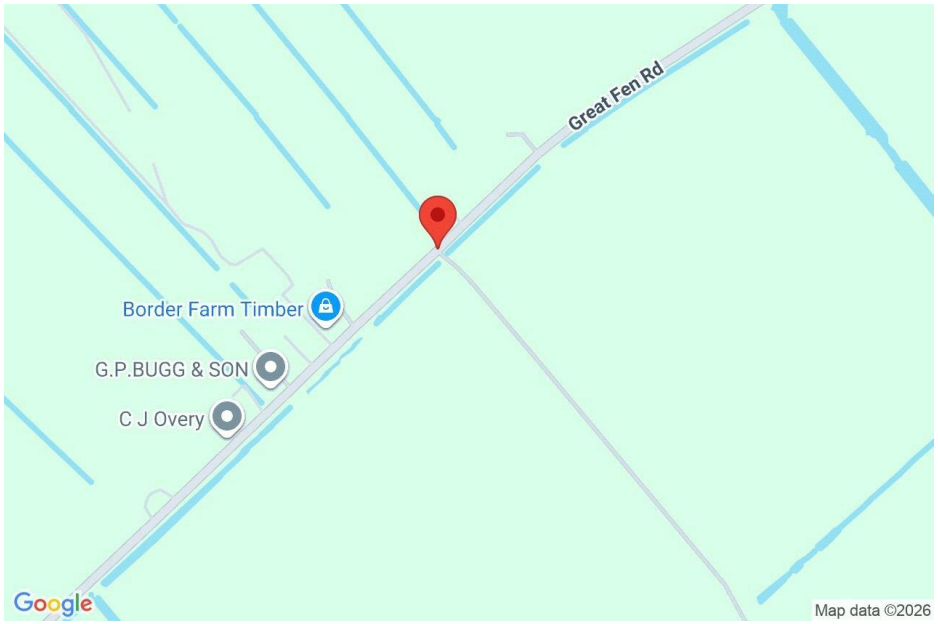
TOTAL FLOOR AREA : 2887 sq.ft. (268.2 sq.m.) approx.

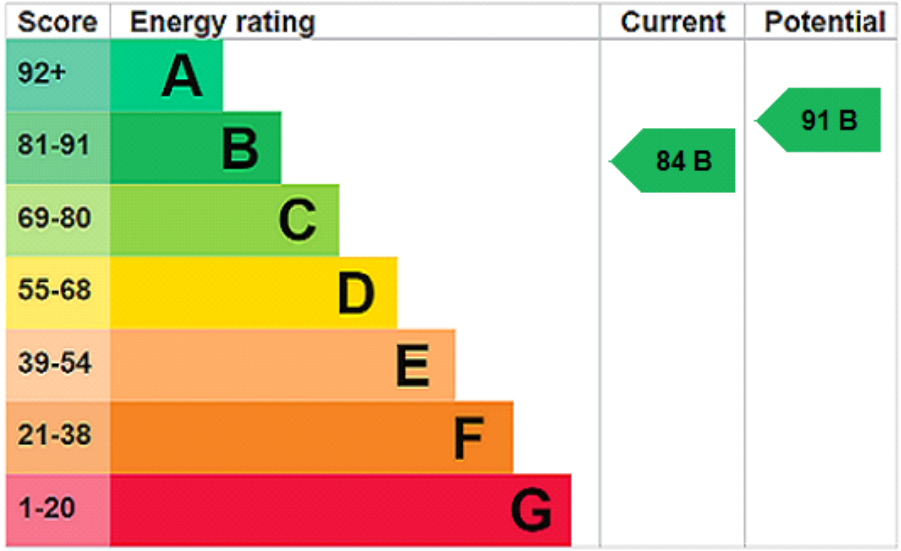
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ





¦¦Tenancy Fees¦¦

** All Prices are inclusive of VAT **

Holding Deposit
For rents of £450-£874pcm =£100 holding deposit
For rents of £875-£1,299pcm =£200 holding deposit
For rents of £1,300+pcm =£300 holding deposit

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.
Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds
Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge
Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card
Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

¦¦Why use Balmforth¦¦

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

For further details please see our websites –
www.balmforth.co.uk – for full up to date listings or
www.balmforth-usaf.com – for local area guides and information

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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