



Mill Corner, Soham, CB7 5HT

CHEFFINS

Mill Corner

Soham,
CB7 5HT

Semi-detached house. Accommodation comprises entrance hall, kitchen, dining/living room, conservatory, ground floor bathroom, two double bedrooms, enclosed rear garden and off road parking. Available: 25/08/2026. Deposit: £1,061. Holding deposit: £212. Council tax band: B. EPC: D

LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A14 trunk road is available at Newmarket and this in turn leads into the M11 and the main motorway system. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

2 1 1

£920 PCM



**ENTRANCE HALL****LIVING/DINING ROOM**

with under stairs cupboard.

KITCHEN

with electric oven and space for dishwasher.

CONSERVATORY

with plumbing for washing machine.

**REAR LOBBY**

with storage cupboard.

**BATHROOM**

with WC, basin and bath with electric shower over.

BEDROOM

with boiler/airing cupboard.

BEDROOM

with built-in cupboard.

**OUTSIDE**

To the rear there is a small lawned garden with borders and to the side is an off-road parking space.

**LETTING AGENTS NOTES**

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Agents note:

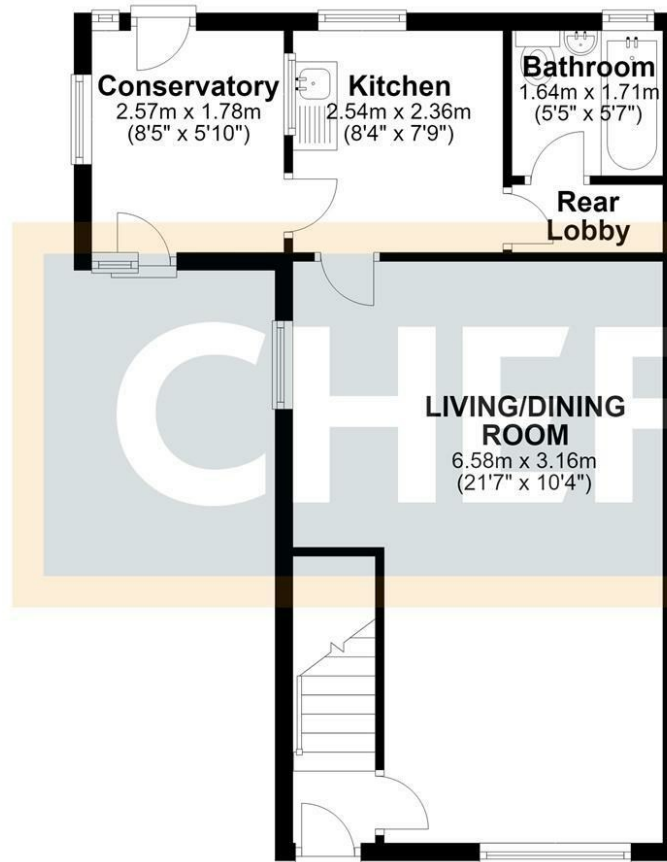
For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

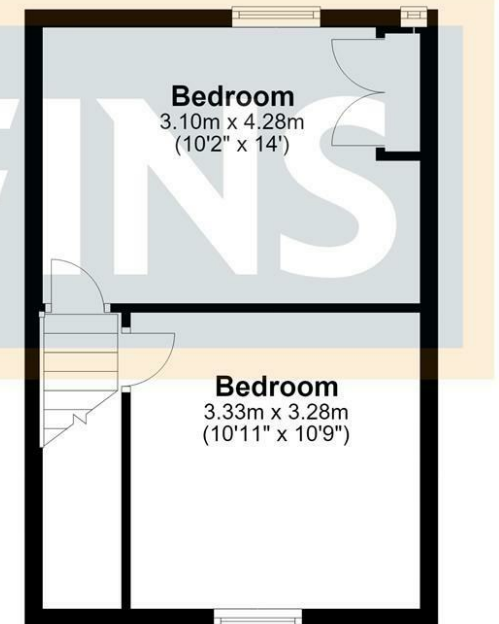
Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 69.2 sq. metres (744.6 sq. feet)



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