



Mill Corner, Soham, CB7 5HU

CHEFFINS

Mill Corner

Soham,
CB7 5HU

Semi detached three bedroom cottage benefitting from new flooring and redecoration throughout. Accommodation comprises living room, dining room, kitchen, ground floor bathroom, three bedrooms and garden with outbuilding. Available 01/07/2025. Minimum six month fixed term. Security deposit £1211. Holding deposit £242. EPC: D. Council Tax Band C.

LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities

 3  1  2

£1,050 PCM



**Living Room**

Front door directly into room. Window to front aspect.

Dining Room

With cupboard housing the boiler and stairs to first floor. Windows to side aspect.

Kitchen

With integrated electric oven, electric hob and extractor hood. Plumbing for washing machine and space for fridge/freezer. Window to side aspect.

**Rear Hallway**

With access to rear garden and door to bathroom

Ground Floor Bathroom

With WC, hand basin and bath with shower tap mixer attachment over. Window to rear aspect.

**Bedroom**

With window to rear aspect

Bedroom

With window to front aspect and storage cupboard.

Bedroom

With window to front aspect.

Outside

Immediately outside the rear door there is a garden area with brick built storage shed and path leading to further garden area. There is no off road parking.

LETTING AGENTS NOTES

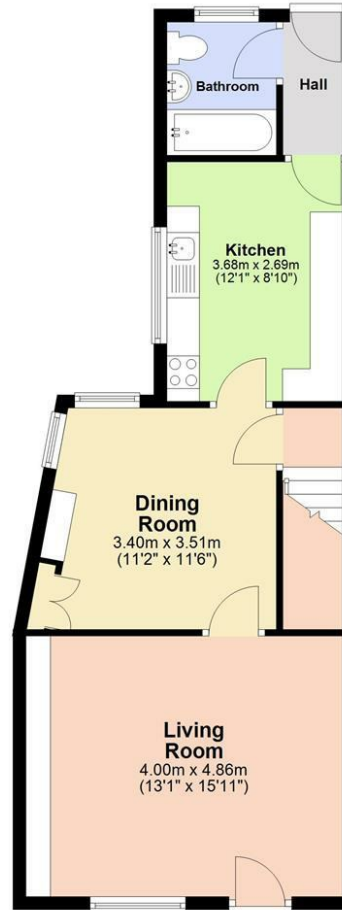
For more information on this property please refer to the Material Information brochure on our Website.



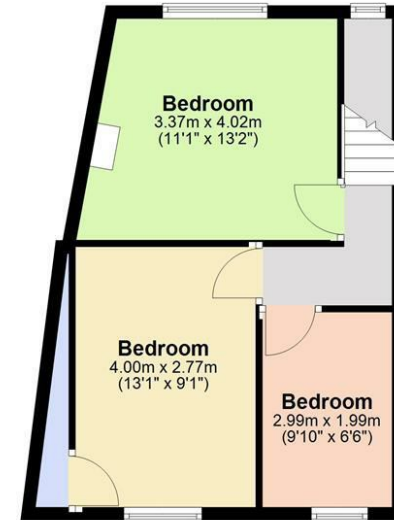
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,050 PCM
Council Tax Band - C
Local Authority - East Cambs District Council

Ground Floor
Approx. 51.2 sq. metres (551.5 sq. feet)



First Floor
Approx. 36.8 sq. metres (395.7 sq. feet)



Total area: approx. 88.0 sq. metres (947.2 sq. feet)

Agents note:
[For more information on this property please refer to the Material Information Brochure on our website.](#)

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

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

