



Mill Corner, Soham, CB7 5HT

CHEFFINS

Mill Corner

Soham,
CB7 5HT

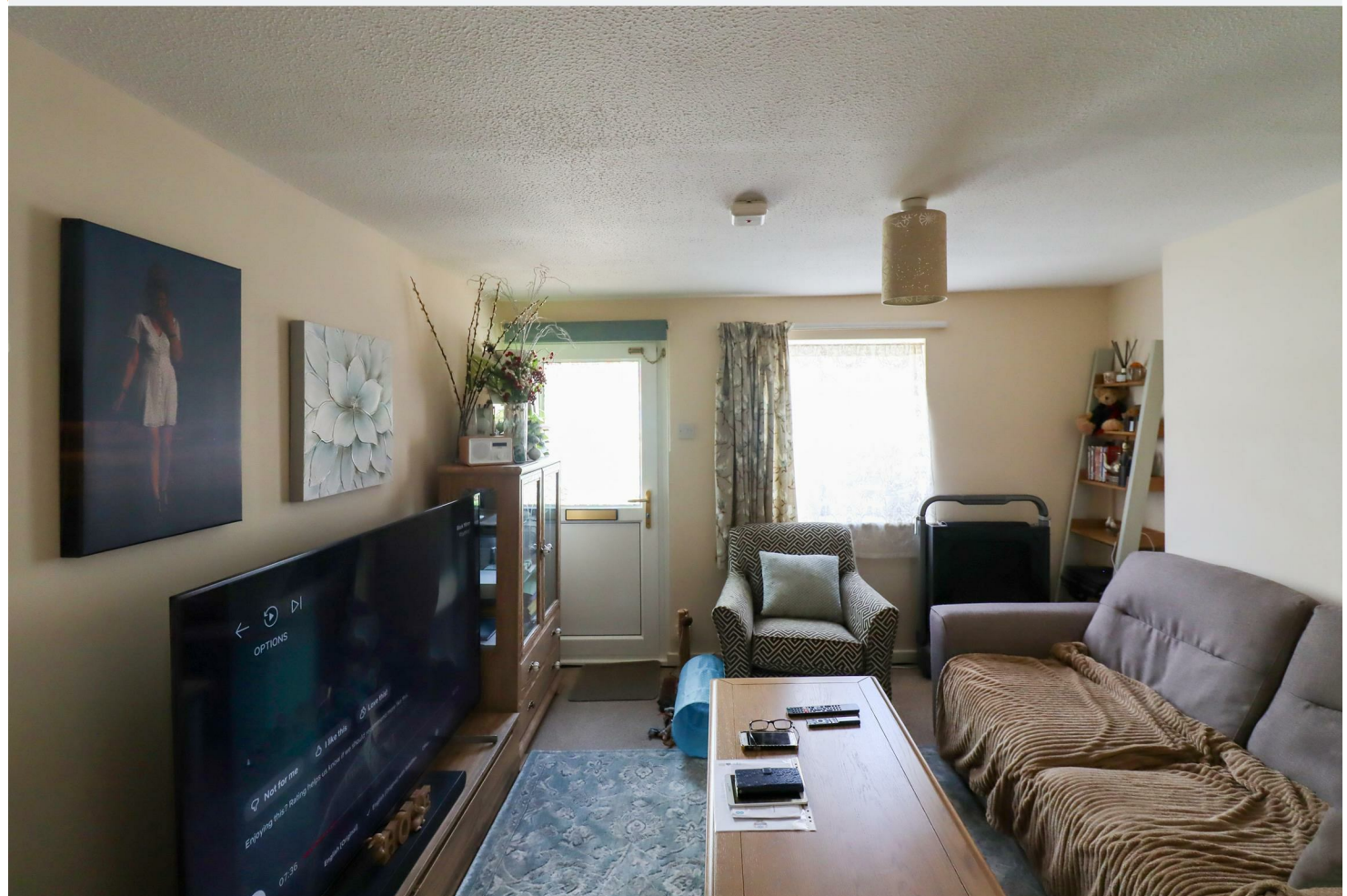
Semi-detached cottage. Accommodation comprises of kitchen, utility room, living room, ground floor bathroom with shower over the bath, two double bedrooms and garden. Available: 18/09/2025. Deposit: £1,038. Holding fee: £207. Minimum 6 month term. Council tax band: B. EPC: C

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.



£900 PCM





KITCHEN

with vinyl flooring, electric cooker and under stair storage cupboard.

UTILITY ROOM

with vinyl flooring and plumbing for washing machine.

LIVING ROOM

GROUND FLOOR BATHROOM

with electric shower over the bath.



BEDROOM

cupboard housing the boiler.

BEDROOM

OUTSIDE

Front and rear gardens with brick built storage shed.


LETTING AGENTS NOTES

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



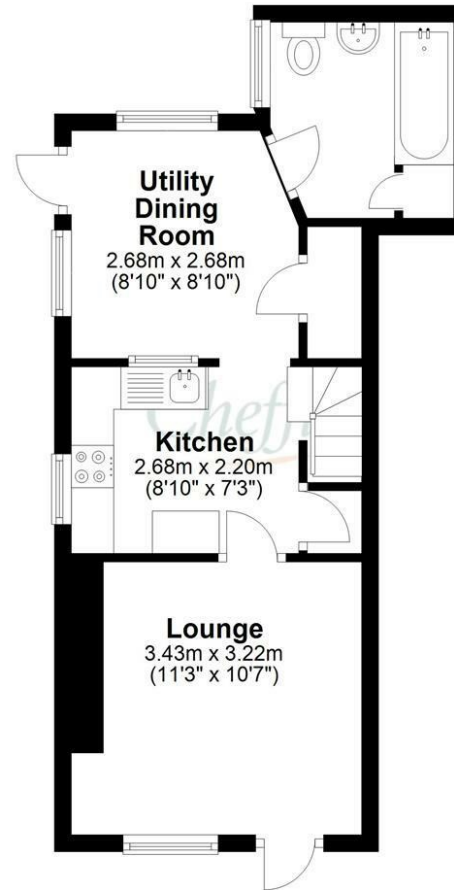


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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	

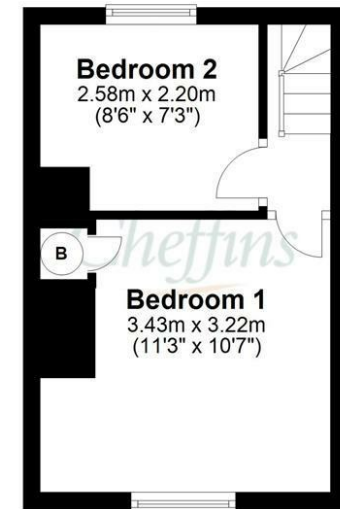
Ground Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



First Floor

Approx. 18.9 sq. metres (203.4 sq. feet)



Total area: approx. 51.2 sq. metres (550.7 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.

