



Mill Corner, Ely, CB7 5HU



## Mill Corner

Soham, Ely,  
CB7 5HU

Modern semi-detached house close to Soham town centre. Accommodation comprises kitchen, dining/living room, rear lobby, cloakroom, three bedrooms (en-suite to master), bathroom, garden and driveway. Available: 30/07/2026. Deposit: £1,326. Holding deposit: £265. Council tax band: C. EPC: B

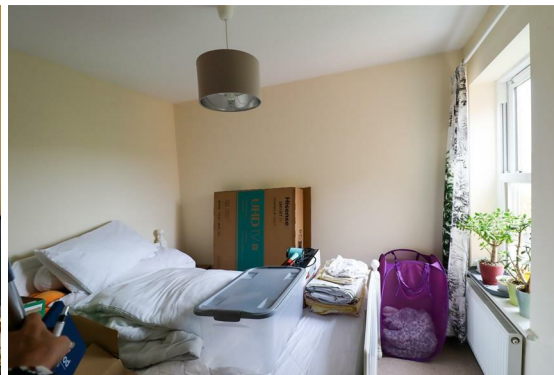
### LOCATION

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

3 2 1

£1,150 PCM





## **KITCHEN**

with vinyl flooring, integrated single oven, ceramic hob and extractor fan.

## **DINING/LIVING ROOM**

with under stair storage cupboard.

## **REAR LOBBY**

with vinyl flooring.

## **CLOAKROOM**

with vinyl flooring and plumbing for washing machine.

## **BEDROOM**

## **EN-SUITE**

with vinyl flooring.

## **BEDROOM**

## **BEDROOM**

## **BATHROOM**

with vinyl flooring and electric shower over the bath.

## **OUTSIDE**

enclosed rear garden with patio area, front garden and driveway.

## **LETTING AGENTS NOTES**

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

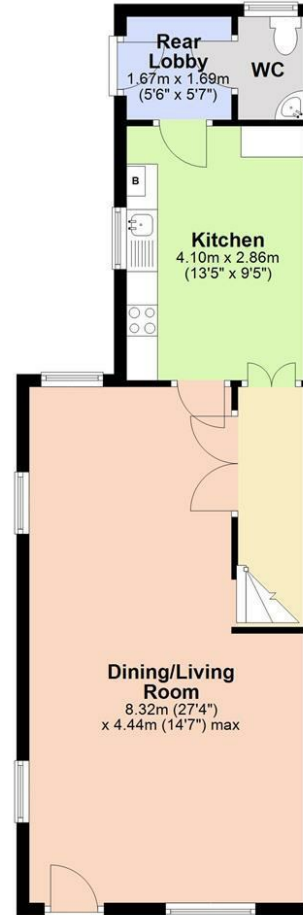


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



### First Floor

Approx. 49.0 sq. metres (527.5 sq. feet)



Total area: approx. 103.2 sq. metres (1111.0 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.

