



Mynott Mews, Soham, CB7 5WJ

**CHEFFINS**

## Mynott Mews

Soham,  
CB7 5WJ

Two bedroom semi-detached house close to the Town centre. Accommodation comprises: entrance hall, kitchen, living room, two bedrooms, bathroom and courtyard garden. Available: 16/03/2026. Deposit: £1,153. Holding fee: £230. 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 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.



£1,000 PCM





## ENTRANCE HALL

## KITCHEN

with oven, ceramic hob, extractor, plumbing for washing machine and space for fridge/freezer.

## LIVING ROOM

with under stair cupboard.

## CLOAKROOM

## BEDROOM

## BEDROOM

## BATHROOM

with electric shower over the bath.

## OUTSIDE

enclosed courtyard garden.

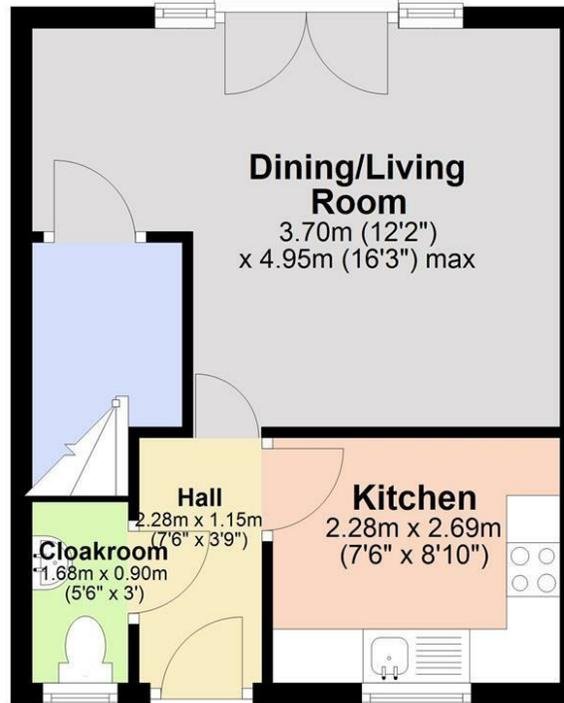
## LETTING AGENTS NOTES

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



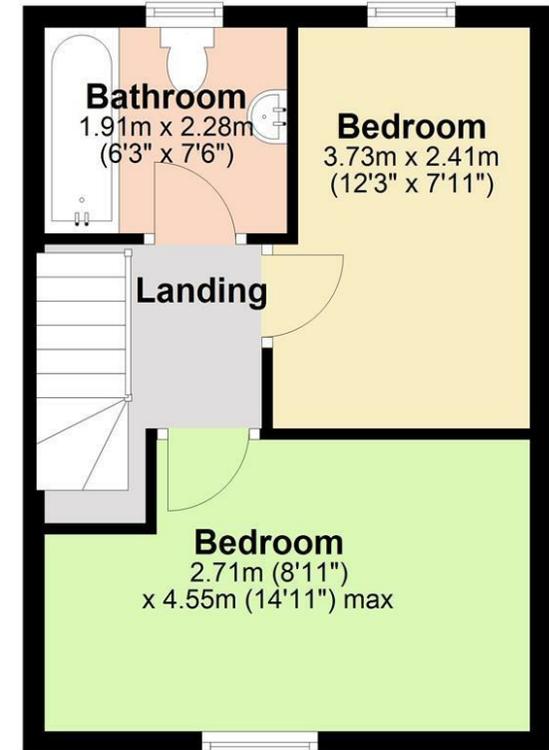
## Ground Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



## First Floor

Approx. 29.7 sq. metres (320.2 sq. feet)



Total area: approx. 59.8 sq. metres (643.7 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</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	

### 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.

