



Mill Corner, Soham CB7 5HT



## Mill Corner

CB7 5HT

Semi-detached cottage, with new flooring and decor throughout. Accommodation comprises of kitchen, dining/living room, newly-fitted ground floor bathroom with shower over the bath, two double bedrooms and garden. Available: 10/07/2026. Deposit: £1,125. Holding deposit: £225. Council tax band: B. EPC: E

### 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.



**£975 PCM**



**DINING/LIVING ROOM**

With window to front aspect, storage cupboard and stairs to first floor.

**KITCHEN**

With electric cooker and spaces for washing machine, under-counter fridge and under-counter freezer. Window to rear aspect.

**REAR LOBBY**

With shelving and door to side of house (access to rear garden)

**GROUND FLOOR BATHROOM**

Newly fitted with WC, basin and bath with shower over. Window to side aspect.

**BEDROOM**

With windows to front aspect and cupboard housing the boiler.

**BEDROOM**

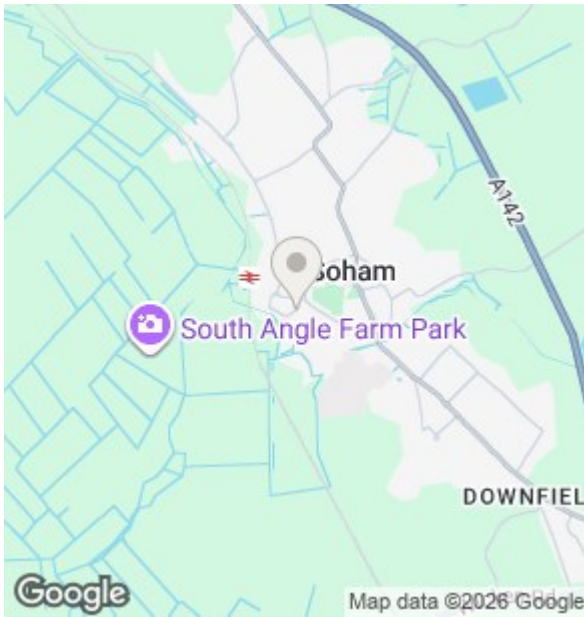
With window to rear aspect.

**OUTSIDE**

Gated side access to rear garden.

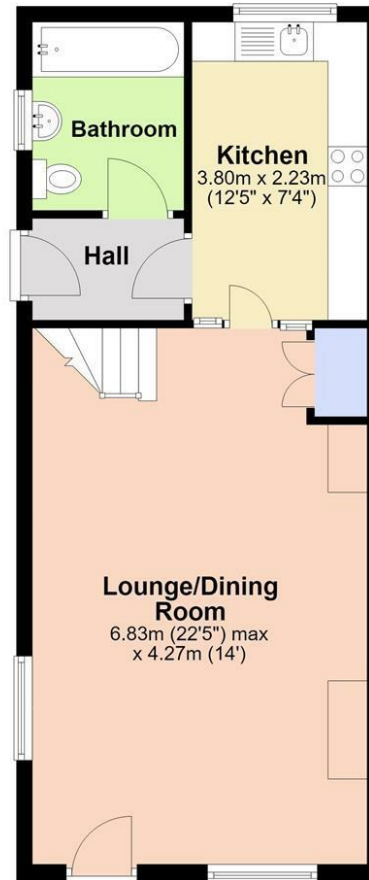
**LETTING AGENTS NOTES**

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



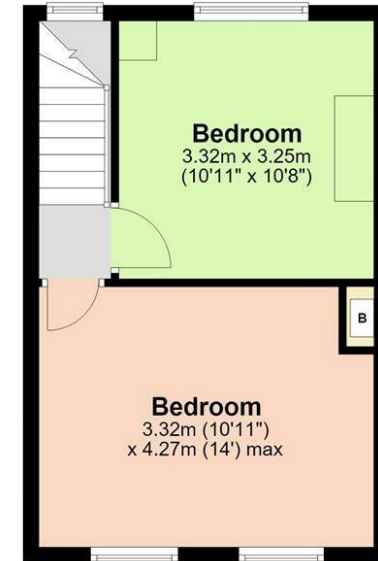
### Ground Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



### First Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 73.8 sq. metres (794.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£975 PCM

Council Tax Band - B

Local Authority - East Cambs District Council

#### 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.