



Mill Corner, Soham CB7 5HU

welcome to

Mill Corner, Soham Ely

A well thought out, beautifully presented two bedroom semi-detached home in the quiet village of Soham, bordering the racing town of Newmarket and the Historic City of Ely. Offering ample travel links, railways and bus routes.

Lounge

14' 1" max x 10' 5" (4.29m max x 3.17m)

Composite door to the front, double-glazed full height window to the front, media wall incorporating shelving, TV point and log burner. Double-glazed window to the side. Door to

Dining Room

11' 9" max x 10' 5" (3.58m max x 3.17m)

Log burner set within an exposed stone fireplace, stairs to the first floor, under-stairs storage cupboard and radiator.

Conservatory

10' 8" x 7' 6" (3.25m x 2.29m)

Conservatory of Upvc construction with double-glazed windows, radiator and double-glazed Patio doors leading out to the garden .

Kitchen

9' 8" x 7' 2" max (2.95m x 2.18m max)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, 1.5 ceramic sink with drainer and space for a rangemaster style cooker plus an extractor fan over. Double-glazed skylights to the side and Upvc door to the side giving access to the garden.

Utility Room

7' 3" x 3' 11" (2.21m x 1.19m)

A mix of wall and base units with work surface over, space for a washing machine and space for an American style fridge/freezer. Access to the loft.





First Floor Landing

Stairs from the ground floor, loft access and double-glazed window to the side.

Bedroom One

12' 1" max x 10' 6" max (3.68m max x 3.20m max)

Cast iron feature fireplace, airing cupboard, central heating boiler and radiator. Double-glazed window to the rear.

Bedroom Two

10' 5" max x 9' 3" (3.17m max x 2.82m)

Radiator, spotlights and double-glazed window to the front.

Bathroom

Fully tiled with a wash hand basin with storage under, low-level WC and a 'P' shaped bath with shower over. Heated towel rail, extractor fan and double-glazed obscured window to the front.

Outside Front Garden

A small flower bed to the front with a path to the front door.

Rear Garden

Fully enclosed by timber fencing the garden is mainly laid to lawn with a decked area, raised flower beds and an outside tap. A large shed with power and gated side access.



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Mill Corner, Soham Ely

- Semi-Detached
- Two Double Bedrooms
- Spacious Rear Garden
- Conservatory
- Soham - Village Location

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

£250,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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NMT104223 - 0004

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