



Mill Corner, Soham, CB7 5HT



## Mill Corner

Soham,  
CB7 5HT

- Available: 01/08/2024
- EPC: C
- Double garage

A 4-storey townhouse offering substantial accommodation and backing onto a small, attractive water course with superb countryside views beyond. The rear rooms have stunning far reaching views across open countryside. Outside there is a courtyard garden and a double garage situated at the end of the row. Available: 01/08/2024. Deposit: £1,961. Holding deposit: £392. Minimum 6 month term. Council tax band: E. EPC: C

 4  2  2

**£1,700 PCM**





## 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 railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

## ENTRANCE HALL

with door to front aspect, stairs to first floor with under stairs storage cupboard.

## CLOAKROOM

with double glazed window to front aspect, low level WC and pedestal hand wash basin.

## KITCHEN/DINING/FAMILY ROOM

Kitchen area with beamed ceiling, electric oven, hob, extractor hood, space for washing machine and French doors to the courtyard garden.

## FIRST FLOOR LANDING

## LIVING ROOM

French doors and glazed screens onto a balcony to the rear overlooking the river (Soham Lode) and countryside beyond.

## SECOND FLOOR LANDING

## BEDROOM

with beamed ceiling and fitted wardrobes.

## EN-SUITE

with suite comprising low level WC, pedestal hand wash basin, panelled bath and a separate shower.

## BEDROOM

## SECOND FLOOR LANDING

## BEDROOM

## BEDROOM

## BATHROOM

with suite comprising low level WC, pedestal hand wash basin, panelled bath and a separate shower.

## OUTSIDE

To the rear of the property there is a paved garden with wrought iron railings and gating leading to a rear walkway overlooking the Lode. This walkway continues alongside the rear of the neighbouring properties to a shared parking area where there is a double garage with metal up and over door.

## LETTING AGENTS NOTES

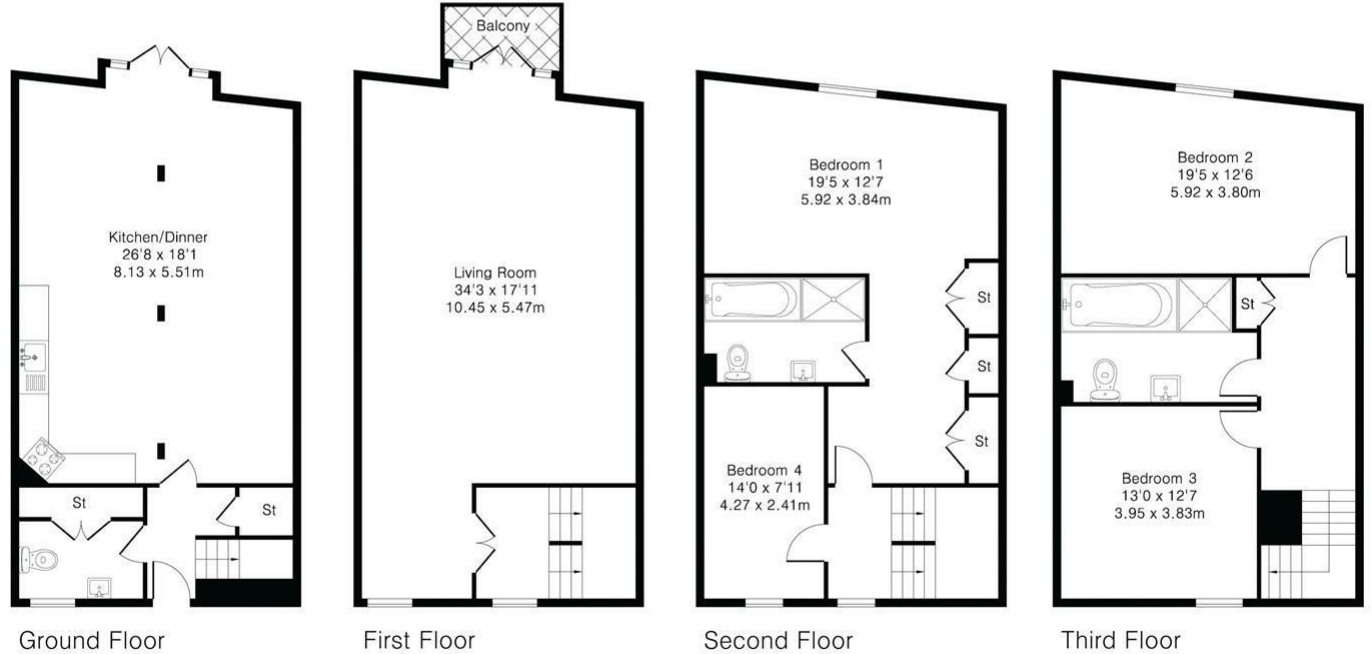
For more information on this property please refer to the Material Information brochure on our Website.







Approximate Gross Internal Area 2514 sq ft – 234 sq m  
 Ground Floor Area 612 sq ft – 57 sq m  
 First Floor Area 612 sq ft – 57 sq m  
 Second Floor Area 645 sq ft – 60 sq m  
 Third Floor Area 645 sq ft – 60 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>74</b> <b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.