



Mill Corner, Soham, CB7 5HT

**CHEFFINS**



## Mill Corner

Soham,  
CB7 5HT

Detached cottage. Accommodation comprises entrance hall, kitchen, dining/living room, three bedrooms, bathroom, enclosed garden, shed and ample off road parking. Available: 12/05/2025. Minimum 6 month term. Deposit: £1,384. Holding fee: £276. Council tax band: D. EPC: D

### 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.



**£1,200 PCM**



**ENTRANCE HALL**

with tiled flooring.

**KITCHEN**

with vinyl flooring, cooker, extractor, plumbing for washing machine, space for fridge/freezer.

**INNER LOBBY**

with vinyl flooring, under stair storage cupboard and door to garden.

**DINING/LIVING ROOM**

with feature fireplace.

**BEDROOM**

with built in wardrobes.

**BEDROOM****BEDROOM****BATHROOM**

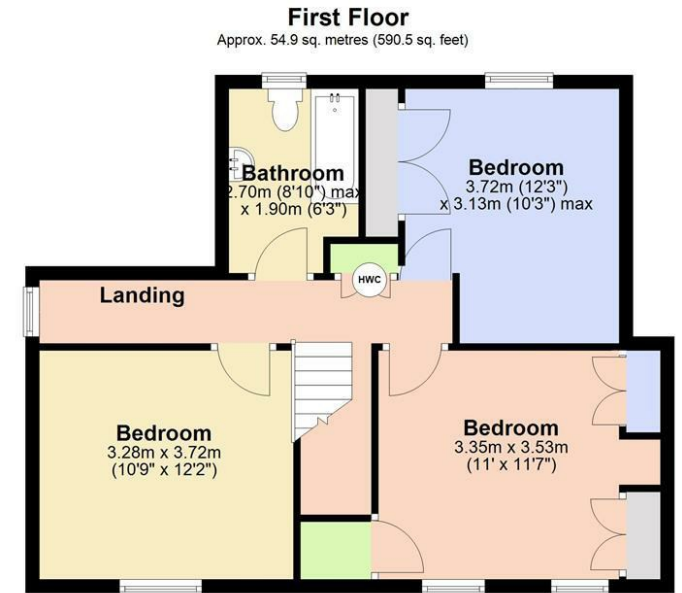
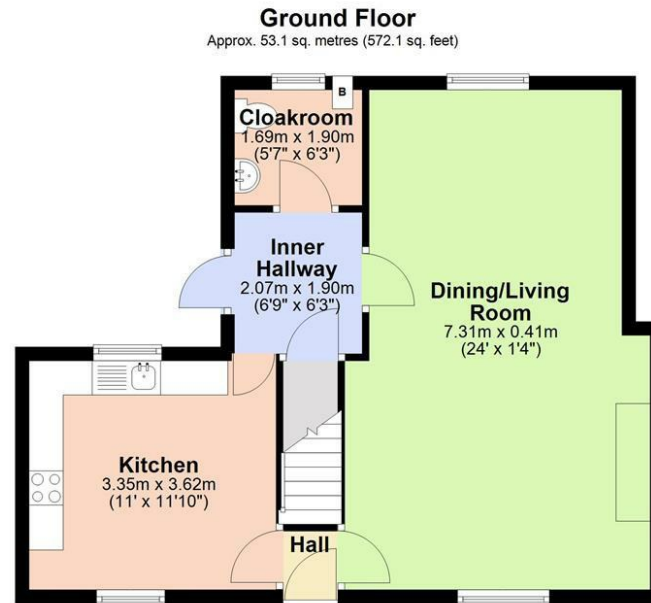
with vinyl flooring and shower over the bath.

**OUTSIDE**

enclosed garden, decking, shed and ample off road parking.




**LETTING AGENTS NOTES**

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



Total area: approx. 108.0 sq. metres (1162.6 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
EU Directive 2002/91/EC		
England & Wales		

## Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.

