



Millcroft, Soham, CB7 5AP

**CHEFFINS**



# Millcroft

Soham,  
CB7 5AP

 2
  1
  3

**Guide Price £270,000**

- Period End Terrace
- 2 Double Bedrooms
- Lounge and Dining Room
- Additional Reception Room Ideal For Study
- Garage For Storage
- Garden
- Character Features

An extended, period end terrace property comprising lounge, dining room, kitchen, additional reception room suitable for use as a study or possible third bedroom, 2 double bedrooms, bathroom, garden and garage providing excellent storage.

The property retains character features and is situated in a quiet location.





## 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 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.



## LOUNGE

With door and double glazed window to front aspect, open fireplace with tiled surround, television point, exposed timber floorboards, picture rail, radiator.

## DINING ROOM

With stairs to first floor, double glazed window to side aspect, cast iron fireplace, picture rail, radiator.

## KITCHEN

With door and double glazed window to rear aspect, fitted with matching wall and base level storage units, drawers and solid wood work surfaces with undermounted sink, cooker space and extractor hood, plumbing for washing machine, radiator.

## FURTHER RECEPTION ROOM

Currently used as a third bedroom but ideal for a study or hobbies room. With door to rear garden, storage alcove, exposed timber floorboards, radiator.

## LANDING

With cupboard housing gas fired combination boiler.

## BEDROOM 1

With double glazed window to front

aspect, exposed timber floorboards, radiator.

## BEDROOM 2

With double glazed window to rear aspect, exposed timber floorboards, radiator.

## BATHROOM

With double glazed window to rear aspect, suite comprising low level WC, pedestal hand wash basin, bath, exposed timber floorboards, radiator.

## OUTSIDE

Shared access leads alongside the house to a garage at the rear (not accessible by car) which provides excellent storage. There is a lawned garden and dog run.

## MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - B

## VIEWING ARRANGEMENTS

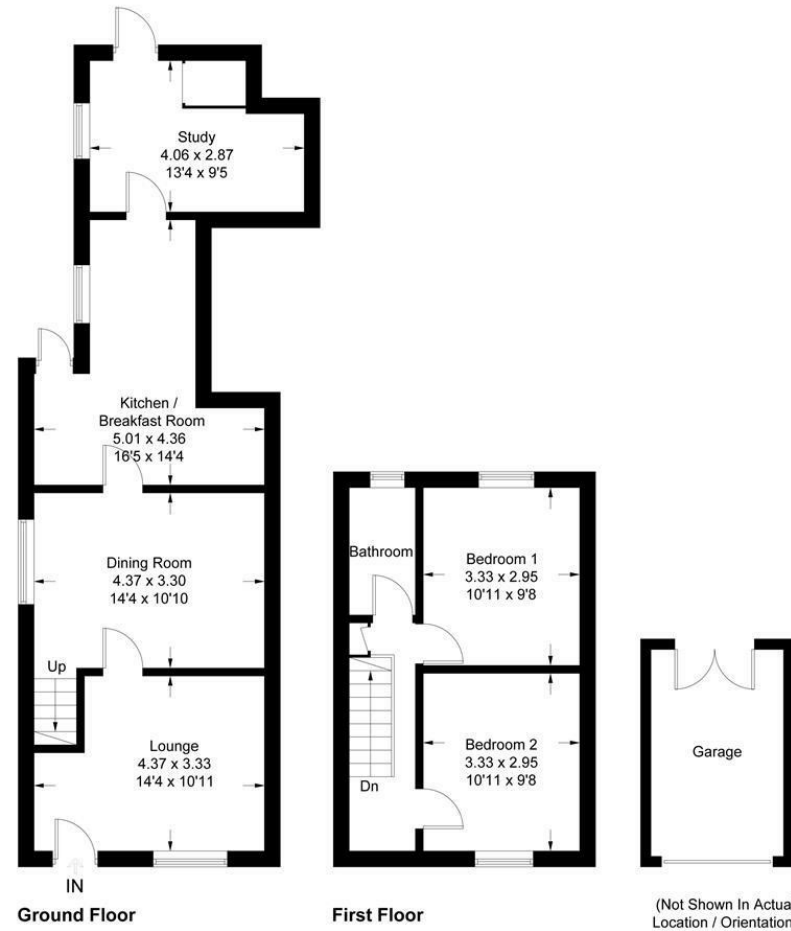
Strictly by appointment with the Agents.







Approximate Gross Internal Area = 85.0 sq m / 915 sq ft  
(Excluding Garage)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	80
(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	
England & Wales	EU Directive 2002/91/EC

Guide Price £270,000

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Council Tax Band - B

Local Authority - East Cambs District

Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID992082)



25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.