



Millcroft, Soham, CB7 5AP





# Millcroft

Soham,  
CB7 5AP

3 1 2

**Guide Price £215,000**

- Mid Terrace Property
- Additional Land Included Offering Off Road Parking
- 2 Reception Rooms
- 3 Bedrooms
- Long Rear Garden
- Excellent Opportunity
- No Upward Chain

This three-bedroom mid-terraced home is nestled conveniently within the heart of Soham, providing easy access to nearby amenities. It presents an exciting canvas for interior enhancements and renovations, and benefits from an additional parcel of land offering off road parking.

With deceptive internal spaciousness and immense potential, the layout comprises two reception rooms, a kitchen, a downstairs bathroom, and three bedrooms on the first floor.

Outside, the property boasts a lengthy rear garden with storage sheds, a greenhouse, and a workshop and a parcel of land to offer off road parking.

With the added advantage of no onward chain, this property is an excellent opportunity. We strongly recommend scheduling an internal viewing to truly appreciate its potential.







## 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.

## LIVING ROOM

With door to front aspect, double glazed window to front aspect, gas fireplace, radiator.

## DINING ROOM

With double glazed window to rear aspect, eye and base level storage units, radiator, stairs leading to first floor.

## KITCHEN

With double glazed window to side aspect, fitted with eye and base level storage units with drawers and work surfaces over, inset stainless steel sink unit and drainer, tiled splashbacks, radiator, plumbing for washing machine, space for fridge/freezer, useful storage cupboard with room for tumble drier.

## REAR LOBBY

With door to rear garden.

## DOWNSTAIRS BATHROOM

With obscured double glazed window to side aspect, comprising shower cubicle, low level WC and hand basin, fan heater, extractor fan, radiator.

## FIRST FLOOR LANDING

With double glazed window to front aspect, useful storage cupboard above the stairs, access to loft space.

## BEDROOM 1

A double bedroom with double glazed window to front aspect, radiator.

## BEDROOM 2

A double bedroom with double glazed window to rear aspect, radiator.

## BEDROOM 3

A single bedroom with double glazed window to rear aspect, radiator, wall mounted gas combination boiler.

## OUTSIDE

The long rear garden is enclosed and designed for minimal upkeep, featuring well-established borders, a shed, a greenhouse, and a workshop. The property also benefits from a parcel of land to offer off road parking.

At the front of the property, you'll find a pathway passing beneath an archway that leads to the back garden.

## 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.

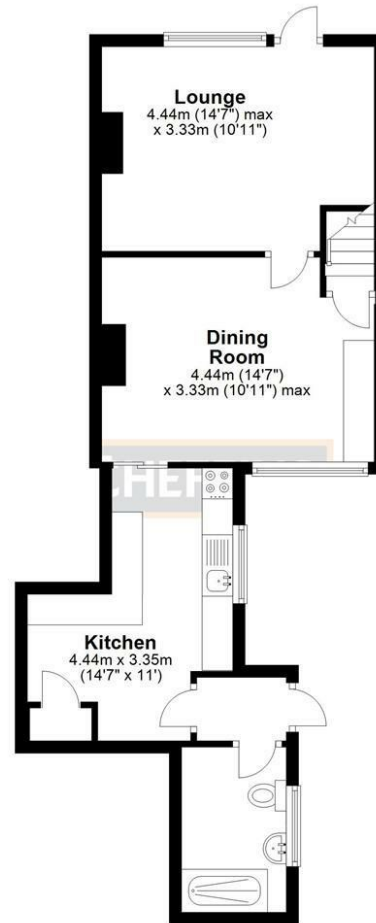




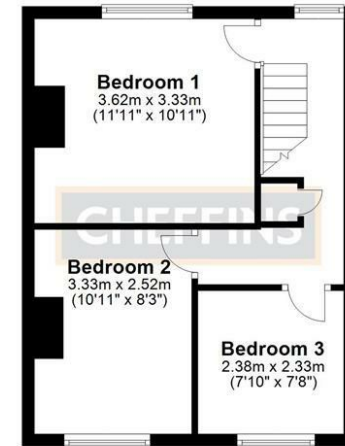




**Ground Floor**  
Approx. 47.9 sq. metres (515.5 sq. feet)



**First Floor**  
Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 81.9 sq. metres (881.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>79</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

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Council Tax Band - B

Local Authority - East Cambs District Council

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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.