



Mill Corner, Soham, CB7 5HT



Mill Corner

Soham,
CB7 5HT

- 4-Storey Townhouse
- Approx 2514 Sq Ft of Accommodation
- Backing onto a Small Water Course with Attractive Views
- 4 Double Bedrooms (Master with Ensuite)
- 34'3" x 17'11" Lounge
- 26'8" x 18'1" Kitchen/Dining/Family Room
- Double Garage
- No Upward Chain

A 4-storey townhouse offering substantial accommodation of approximately 2514 square feet and backing onto a small, attractive water course with superb countryside views beyond. The property is offered for sale with no upward chain and comprises on the ground floor, entrance hall, cloakroom and superb open plan kitchen/dining/family room, whilst on the first floor there is a large lounge measuring 34'3" x 17'11". On the second floor there is a master bedroom with dressing area and ensuite, together with a double bedroom and on the third floor there are 2 further double bedrooms and family bathroom. The rear rooms have stunning far reaching views across open countryside and there is the benefit of gas central heating. Outside there is a courtyard style garden backing onto the small river and a double garage situated at the end of the row.

To fully appreciate the extent of accommodation and the setting a viewing is highly recommended.

4 2 2

Guide Price £425,000





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, radiator.

CLOAKROOM

With double glazed window to front aspect, low level WC, pedestal hand wash basin, radiator.

KITCHEN/DINING/FAMILY ROOM

Kitchen area comprising wall and base level storage units, work surfaces and drawers, electric oven, hob and extractor hood, sink unit and drainer, space for washing machine, beamed ceiling, double glazed French doors and glazed screen onto rear garden with views beyond, 2 radiators.

FIRST FLOOR LANDING

With double glazed window to front aspect, stairs to second floor.

LOUNGE

With double glazed window to front aspect, double glazed French doors and glazed screens onto a balcony to the rear overlooking the river

(Soham Lode) and countryside beyond, beamed ceiling, 2 radiators.

SECOND FLOOR LANDING

BEDROOM 1

With double glazed window to rear giving superb views across the Lode and countryside beyond, beamed ceiling, fitted wardrobes, 2 radiators.

ENSUITE

With suite comprising low level WC, pedestal hand wash basin, panelled bath, separate shower, radiator.

BEDROOM 4

With double glazed window to front aspect, radiator.

SECOND FLOOR LANDING

With access to loft.

BEDROOM 2

With double glazed window to rear aspect giving superb views across the Lode and open countryside, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, separate shower, radiator.

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.

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 - E

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Guide Price £425,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambs
District Council

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



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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.