



Mill Corner, Soham, CB7 5HU



Mill Corner

Soham,
CB7 5HU



Guide Price £325,000

- Detached Bungalow
- Living Room & Open Plan Kitchen/Dining Room
- 3 Bedrooms & Updated Bathroom
- Driveway & Enclosed Garden
- Walking Distance of Soham Train Station & Town Centre
- Freehold / Council Tax Band C / EPC Rating D

A well appointed detached bungalow situated within walking distance of Soham Train Station and Town amenities. Accommodation comprises spacious entrance hall, living room, open plan kitchen/dining room, 3 bedrooms and updated bathroom, together with driveway and enclosed rear garden.





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 side aspect, radiator, built-in storage cupboard.

LIVING ROOM

A dual aspect room with double glazed bay window to front aspect, double glazed window to side aspect, radiator.

OPEN PLAN KITCHEN/DINING ROOM

With double glazed bay window to front aspect, double glazed window to side aspect, door leading to side passageway. A composite white sink and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted double electric oven, hob with extractor hood above, integral fridge/freezer, plumbing for washing machine, radiator, wall mounted gas fired boiler.

BEDROOM 1

With double glazed window to rear aspect, radiator, fitted bedroom furniture.

BEDROOM 2

With double glazed window to rear aspect, radiator.

BEDROOM 3

A dual aspect room with double glazed windows to front and rear aspects, radiator.

UPDATED SHOWER ROOM

With double size walk-in shower cubicle with drench size shower head and shower attachment, low level WC, wash hand basin, heated towel rail, double glazed window.

OUTSIDE

To the front of the property you will find a spacious driveway providing ample off road parking. To the rear there is a fully enclosed low maintenance garden with paving and stone borders with a variety of plants and shrubs.

AGENT NOTES

Tenure - freehold
Council Tax Band - C
Property Type - detached bungalow
Property Construction - brick construction under a tiled roof
Number & Types of Room - Please refer to the floorplan
Square Footage - 904.16 as per the EPC
Parking - driveway

Utilities / Services

Electric Supply - mains
Gas Supply - mains
Water Supply - mains
Sewerage - mains
Heating sources - gas to radiators
Broadband Connected - yes
Broadband Type - standard, superfast and ultrafast are available as per Ofcom.org
Mobile Signal/Coverage - indicated to be good for both voice and data for 4 out of the 4 main providers checked as per Ofcom.org
Conservation Area - yes

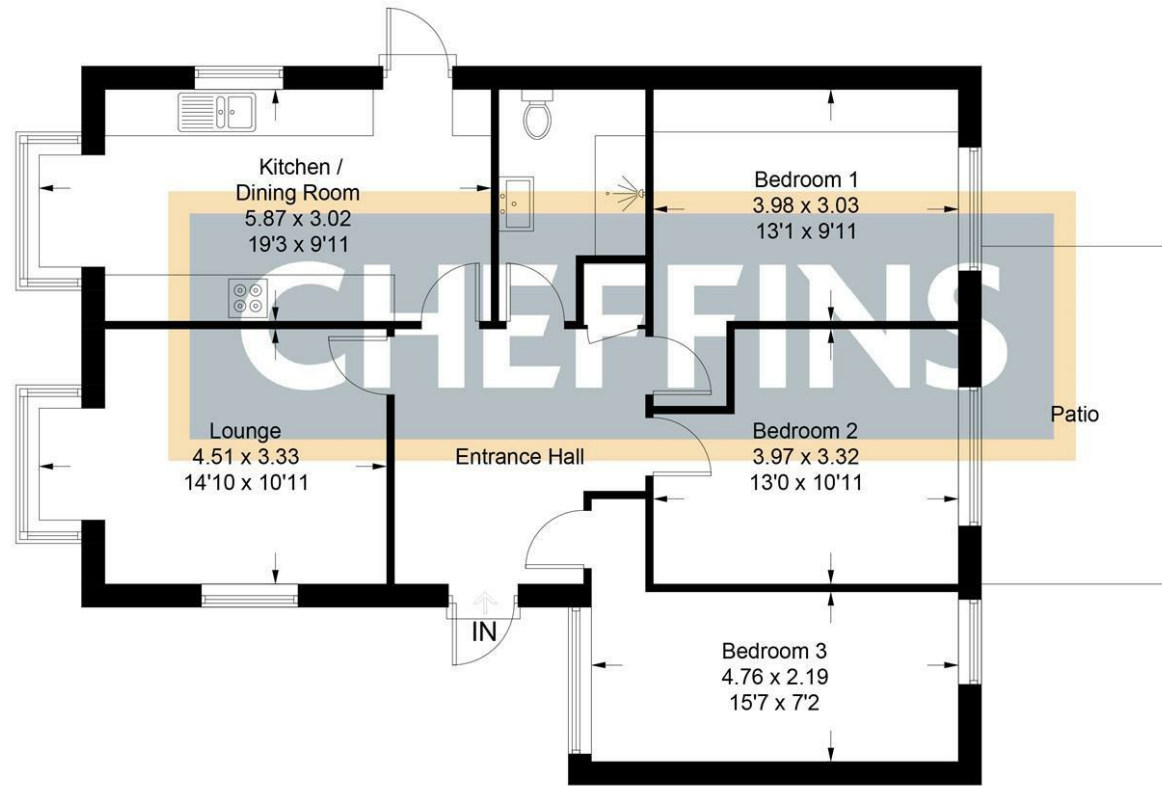
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area = 84.4 sq m / 908.5 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Council Tax Band - C

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. (ID1056684)

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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.