



25 MILLCROFT SOHAM CB7 5AP
£325,000

[TYLERS.NET](https://www.tylers.net)

A smartly presented and improved three bedroom detached bungalow enjoying a most appealing setting in this much sought after town between Ely and Newmarket



Soham is a thriving town situated north east of Cambridge between Newmarket and Ely. Enjoying an excellent array of local facilities including Soham Village College and a host of amenities. Recently added is Soham Railway Station. There is a thriving community feel, and Soham offers excellent value for money.

- No Onward chain
- 2 Reception rooms
- Gas central heating
- Driveway parking
- Good size garden

No onward chain

Upon entry through the frosted double-glazed door is the main entrance hall with access to loft space, thermostat, radiator.

Living room- with gas fire with back boiler serving the heating and hot water systems, shelving, double glazed window to front, smoke alarm.

Kitchen/Breakfast room - with single drainer one and a quarter bowl stainless steel sink unit cupboard below, further wall floor and drawer units with working surfaces. Electric oven, electric hob, chimney cooker hood, double glazed window.

Dining room - with double glazed French doors to rear, radiator, door to Bedroom 1

Utility - with working surfaces, plumbing for washing machine, windows and door to garden.

Bedroom 1 - with double glazed windows to front elevation, television point, telephone point, radiator

Bedroom 2 - with double glazed windows to front elevation, two storage cupboards, radiator.

Bedroom 3 - With double glazed window to

rear elevation, 2 storage cupboards, radiator

Bathroom - with low level WC, pedestal wash basin, bath with electric shower over and screen, tiling to splashback areas, frosted double glazed window to rear elevation, extractor fan, radiator.

Outside - The front garden is devoted mainly to parking, there is gated access via the side of the property.

Rear garden- which extends to approximately 47 feet in width by approximately 45 feet in depth is laid mainly to lawn with trees shrubs and flowering borders,

Agents notes

Council tax band C

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



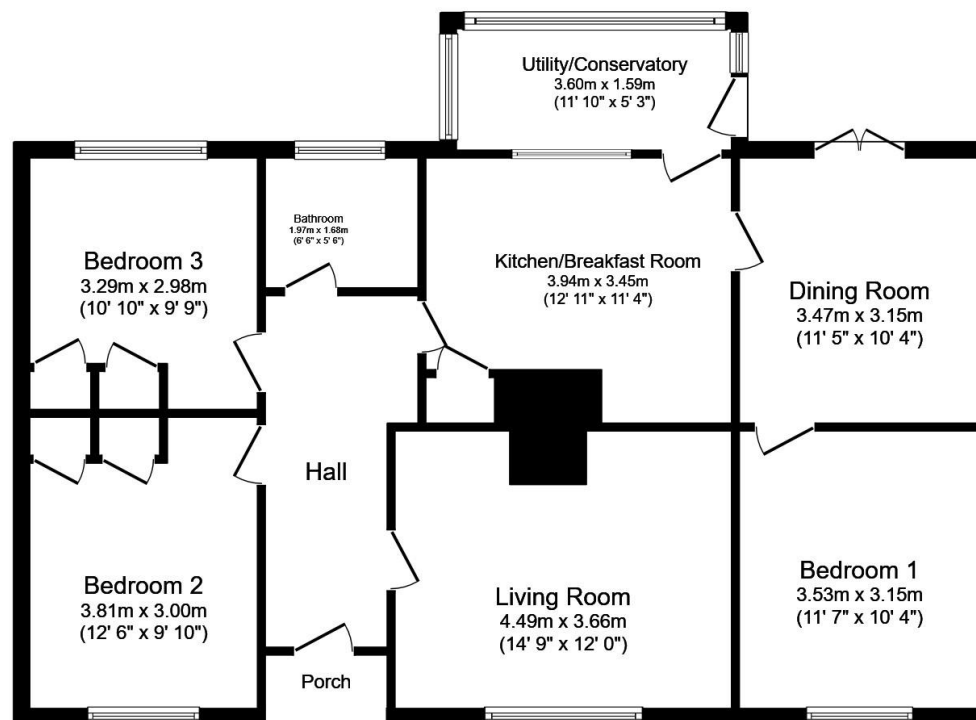
Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

hello@tylers.net | TYLERS.NET



Floor Plan

Total floor area 95.6 sq.m. (1,029 sq.ft.) approx

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Registered address; Salisbury House, Station Road, Cambridge, CB1 2LA Company Number 7535939 VAT Number 934 673 206

