



Mill Corner, Soham, CB7 5HT

CHEFFINS

Mill Corner

Soham,
CB7 5HT

Detached cottage. Accommodation comprises entrance hall, kitchen, dining/living room, rear lobby, cloakroom, three bedrooms, bathroom, enclosed garden to the rear and shed, garden and ample off road parking to the front. Available: 23/07/2026. Deposit: £1,442. Holding deposit: £288. Council tax band: D. EPC: D

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 M11 and the main motorway system. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.



£1,250 PCM





ENTRANCE HALL

With tiled flooring and stairs to first floor

KITCHEN

With vinyl flooring, cooker, extractor, plumbing for washing machine and space for fridge/freezer. Windows to front and rear aspect.

LIVING/DINING ROOM

With feature fireplace and windows to front and rear aspect.

INNER LOBBY

With vinyl flooring, under stair storage cupboard and door to garden.

CLOAKROOM

With basin and WC.

BEDROOM

With built in wardrobes and windows to front aspect.

BEDROOM

With window to front aspect

BEDROOM

With built-in wardrobe and window to rear aspect

BATHROOM

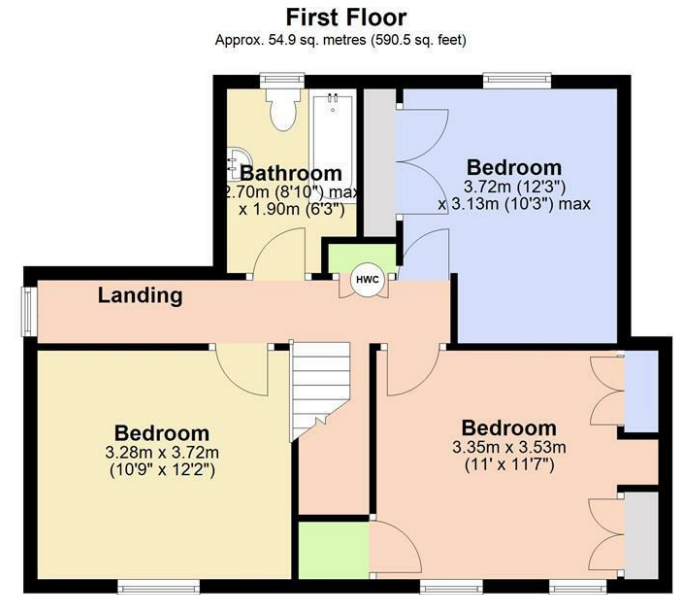
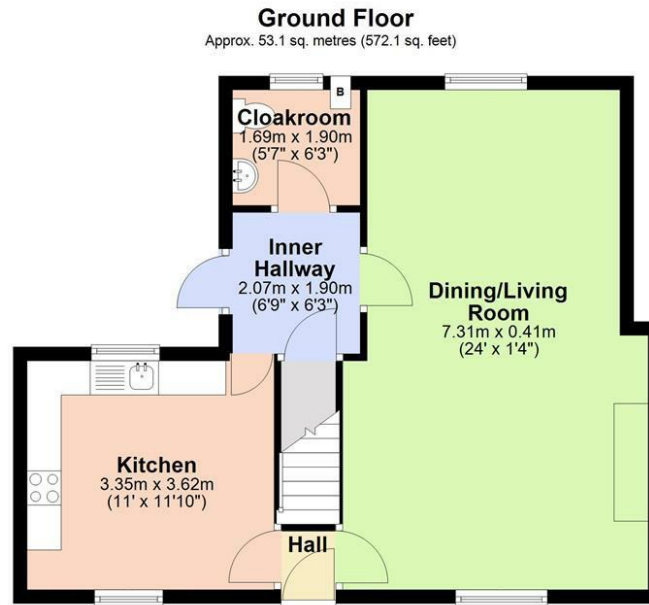
With WC, basin and shower over the bath. Window to rear aspect.

OUTSIDE

Enclosed garden to the rear with decking and gated access. Large shed, garden and ample off road parking to the front.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,250 PCM
Council Tax Band - D
Local Authority - East Cambridgeshire District Council

Total area: approx. 108.0 sq. metres (1162.6 sq. feet)

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk



IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.