



Mill Corner, Soham, CB7 5HU

**CHEFFINS**

## Mill Corner

Soham,  
CB7 5HU

Semi detached three bedroom cottage. Accommodation comprises living room, dining room, kitchen, ground floor bathroom, three bedrooms and garden with outbuilding. Available 07/09/2026. Security deposit £1,211. Holding deposit £242. Council Tax Band C. 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

3 1 2

£1,050 PCM





## KITCHEN

with integrated electric oven, electric hob and extractor hood, plumbing for washing machine and space for fridge/freezer.

## DINING ROOM

with cupboard housing the boiler and stairs to first floor.

## LIVING ROOM

## GROUND FLOOR BATHROOM

with WC, hand basin and bath with shower tap mixer attachment over.

## REAR HALLWAY

with access to rear garden and door to bathroom.

## BEDROOM

with window to rear aspect.

## BEDROOM

with window to front aspect and storage cupboard.

## BEDROOM

with window to front aspect.

## OUTSIDE

Immediately outside the rear door there is a garden area with brick built storage shed and path leading to further garden area. There is no off road parking.

## LETTING AGENTS NOTES

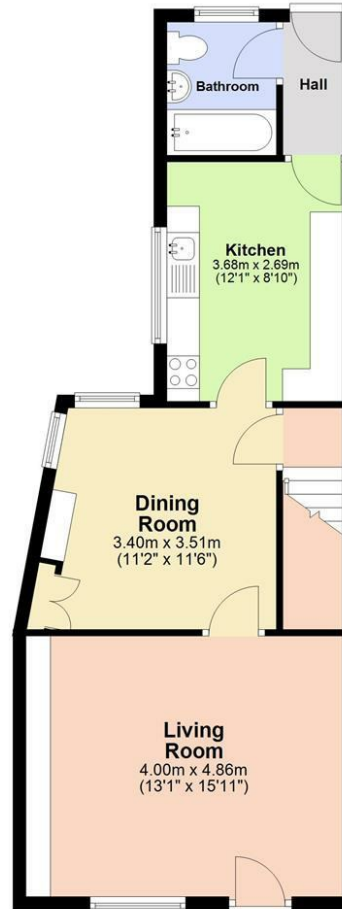
For more information on this property please refer to the Material Information brochure on our Website.



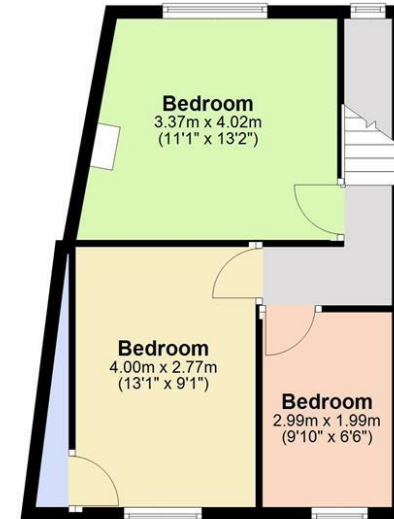
#### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                   |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>84</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>55</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  |

**Ground Floor**  
Approx. 51.2 sq. metres (551.5 sq. feet)



**First Floor**  
Approx. 36.8 sq. metres (395.7 sq. feet)



Total area: approx. 88.0 sq. metres (947.2 sq. feet)

#### Agents note:

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

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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.