



Mill Corner, Ely, CB7 5HT

CHEFFINS

## Mill Corner

Soham, Ely,  
CB7 5HT

**\*\* SORRY, FULLY BOOKED FOR VIEWINGS\*\***

End terrace house. Accommodation comprises kitchen, utility room, dining/living room, store room, ground floor bathroom, two double bedrooms and enclosed rear garden. Available: 12/05/2026. Deposit: £1,038. Council tax band: B. 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.



**£900 PCM**





## **KITCHEN**

with vinyl flooring, cooker, extractor and plumbing for washing machine.

## **UTILITY ROOM**

with vinyl flooring, space for fridge/freezer and tumble dryer.

## **STORE ROOM**

with vinyl flooring.

## **DINING/LIVING ROOM**

with under stair storage cupboard.

## **GROUND FLOOR BATHROOM**

with vinyl flooring, mixer tap shower attachment over the bath.

## **BEDROOM**

with built in cupboard.

## **BEDROOM**

## **OUTSIDE**

enclosed rear garden.

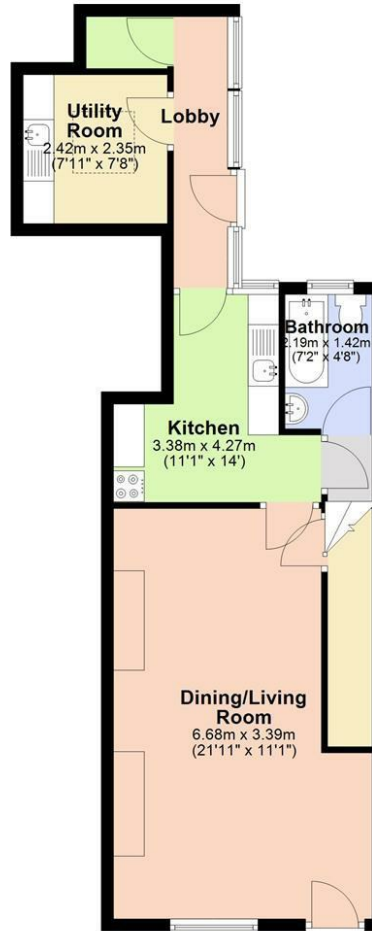
## **LETTING AGENTS NOTES**

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





**Ground Floor**  
Approx. 57.6 sq. metres (620.4 sq. feet)



**First Floor**  
Approx. 28.0 sq. metres (301.8 sq. feet)



Total area: approx. 85.7 sq. metres (922.2 sq. feet)

**Energy Efficiency Rating**

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

**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: 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.

