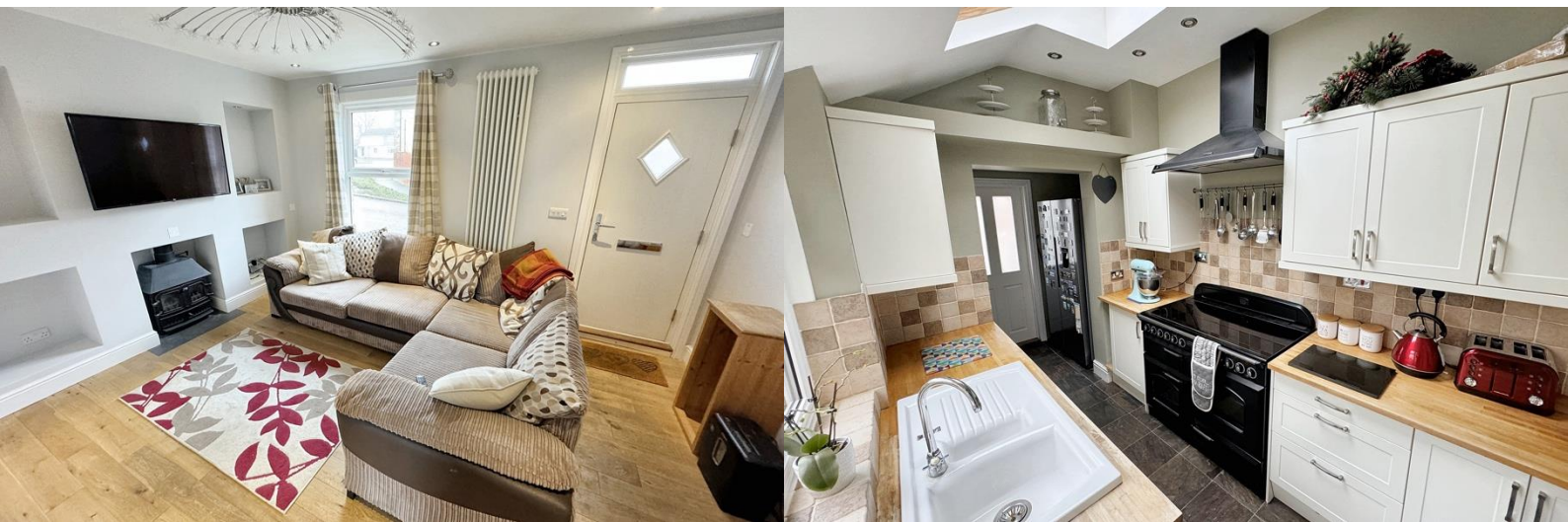




## 4 Mill Corner

Soham, Ely, Cambs, CB7 5HU

**Guide Price £265,000**



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## Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

## Description

Well-presented mature semi-detached house, situated close to the rail station, village college and 5-minute walk to the shops. Benefitting from gas central heating, double glazing, 2 bedrooms, conservatory, private garden with shed and separate reception rooms, this is an ideal first-time purchase and offers No Onward Chain.

**Living Room** - 4.29m x 3.18m (14'1" x 10'5")  
Entrance door. Double glazed window to the front aspect. Vertical radiator. Built-in display niches to one wall. Log burner. TV and telephone points. Double glazed window to the side aspect. Opening to:

**Dining Room** - 3.71m x 3.18m (12'2" max x 10'5")

Understairs storage cupboard. Opening to stairs to first floor. Double glazed window to the rear aspect. Log Burner in brick fireplace. Spotlights to ceiling. Radiator. Opening to:

**Kitchen** - 2.97m x 2.13m (9'9" x 7'0")

Range of units at base and wall level with work surfaces over. One and a half bowl sink. Tiled splash areas. Tiled floor. Double glazed window and door to the side aspect. Vaulted ceiling with double glazed Velux window. Rangemaster Double Oven as seen. Spotlights.

**Utility** - 2.24m x 1.19m (7'4" x 3'11")

Work surface. Space and plumbing for washing machine. Free standing Fridge/Freezer. Spotlights. Part glazed door to:

**Conservatory** - 3.25m x 2.29m (10'8" x 7'6")

Upvc construction with double glazed windows and patio doors to the rear garden. Two wall light points. Radiator. Tiled floor.

## Landing

Access to loft space. Double glazed window to the side aspect. Spotlights.

**Bedroom 1** - 3.71m x 3.18m (12'2" x 10'5")

Victorian style fireplace surround. Radiator. Picture rail. Spotlights. Double glazed window to the rear aspect. Built-in airing cupboard with shelving, hot water tank and Worcester gas fired boiler serving heating and hot water.

**Bedroom 2** - 3.18m x 2.84m (10'5" x 9'4")

Double glazed window to the front aspect. Vertical radiator. Spotlights.

**Bathroom** - 2.16m x 1.63m (7'1" x 5'4")

Double glazed window to the front aspect. 'P'-shaped panelled bath with mixer tap, shower attachment and screen over. Low level WC and wash basin in a vanity unit. Heated towel rail. fully tiled walls. Extractor fan. Spotlights.

**Outside**

The property frontage is directly onto the street with an outside light and a gate to the side leading to the rear garden.

The landscaped rear garden is enclosed with timber fencing and has raised bedding and a raised timber deck. There is an outside tap, small brick store with power and light and a large timber garden shed with power and light.

**Property Information.**

The tenure is Freehold. Land Registry Title number is CB125960

We are not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Local Council is East Cambridgeshire District Council

Council Tax Band is B

Energy Performance Rating (EPC) is D.

Flood Risk is low.

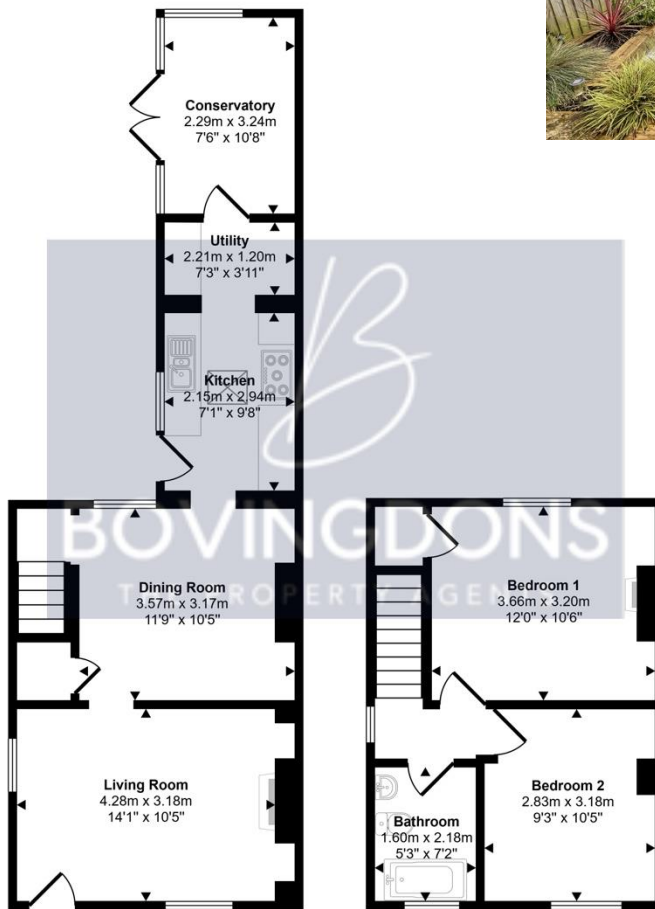
Estimated Broadband Speeds are: Standard 16 mbps, Superfast 80 mbps, Ultrafast 1800 mbps.





## Floor Plan

Approx Gross Internal Area  
79 sq m / 848 sq ft



Ground Floor  
Approx 49 sq m / 525 sq ft

First Floor  
Approx 30 sq m / 323 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

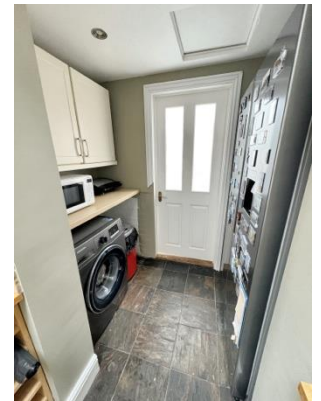
Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		