



69 Mill Corner

Soham, Ely, Cambs, CB7 5HT

Guide Price £275,000



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Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), 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

Nicely refurbished 2 bed semi-detached cottage, located at the end of a small cul-de-sac close to the railway station.

Benefits include gas fired central heating, double-glazing, off-road parking and a large detached single garage and good-sized rear garden. NO ONWARD CHAIN.

Hall

Part double glazed entrance door. Radiator. Storage cupboard with radiator. Coved ceiling with light point.

Kitchen - 3.23m x 2.72m (10'7" x 8'11")

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Double glazed window to the side aspect. Vertical radiator. Wall mounted Baxi gas fired boiler serving central heating and hot water. Integrated single oven with 4 burner gas hob over, splash back and a stainless-steel extractor canopy above. Space for upright fridge/freezer. Integrated dishwasher. Space and plumbing for automatic washing machine. Coved ceiling with light point. Part glazed door to dining area.

Lounge Area - 3.33m x 3.05m (10'11" x 10'0")

Double glazed window to the front aspect. Radiator. Dado rail. Wall light points. Two TV Points.

Dining Area - 2.54m x 2.39m (8'4" x 7'10")

Central heating thermostat. Stairs to first floor with understairs storage cupboard. Wall light points. Radiator.

Bathroom - 2.77m x 1.47m (9'1" x 4'10")

Refitted with panelled bath with Triton electric shower and screen over. Low level WC. Pedestal wash basin. Heated towel rail. Extractor fan. Double glazed window to the rear aspect. Coved ceiling with light point.

Landing

Ceiling light point. Doors to bedrooms.



Bedroom 1 - 3.35m x 3.17m (11'0" x 10'5")

Double glazed window to the front aspect. Radiator. TV Point. Access to loft space. Ceiling light point.

Bedroom 2 - 2.36m x 2.36m (7'9" x 7'9")
Double glazed window to the rear aspect. Radiator. Ceiling light point.

Outside

The front of the property sits adjacent the small entrance road. To the side of the property is a driveway through gates providing off-road parking for 2-3 vehicles and leading to a large detached garage, measuring approximately 20'7" x 11'11" and with electric up and over door, and a personal door to the rear garden. The rear garden is a good sized and laid mainly to lawn with a paved patio immediately to the rear of the garage, part timber fencing and part conifer hedging.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is B
The property is Freehold with registered title CB238648

All main utility services are connected.

Flood risk is very low

There are no Restrictive Covenants, Easements, Wayleaves or Rights of Way.
Detached garage measures approximately 20'7" x 11'11".

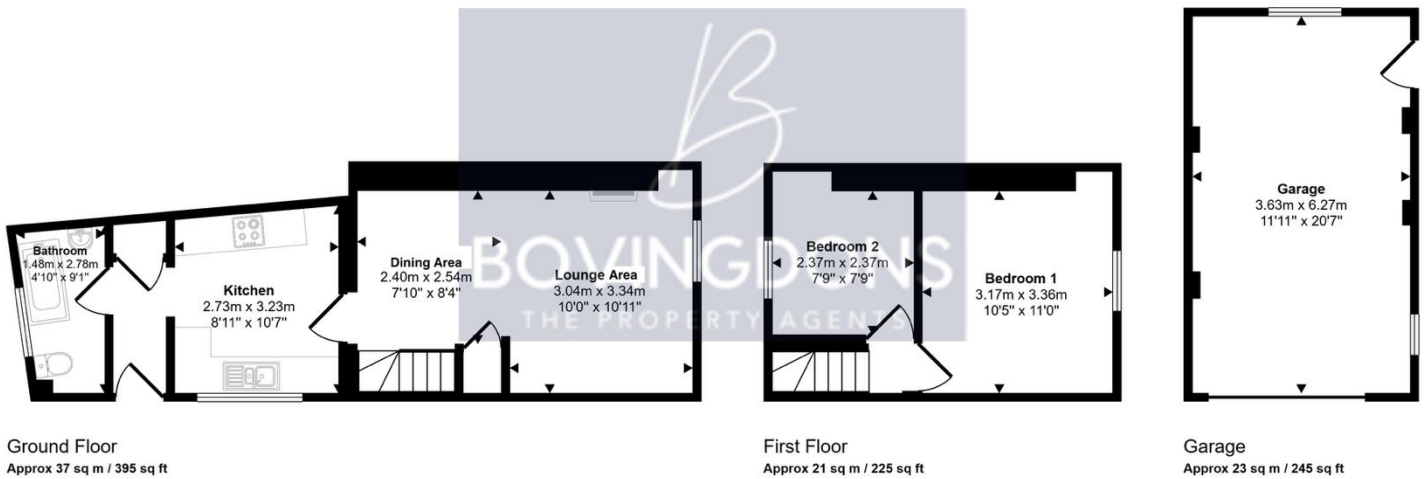
Estimated broadband speeds are
Standard 16mbps, Superfast 248mbps & Ultrafast 1800 mbps.

NO ONWARD CHAIN



Floor Plan

Approx Gross Internal Area
58sq m or 620 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.



Energy Efficiency Graph

EPC

COMMISSIONED

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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

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