

Millcroft, Soham, CB7 5AP

CHEFFINS

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2 1 3

Guide Price £250,000



- Period End Terrace
- 2 Double Bedrooms
- Lounge and Dining Room
- Additional Reception Room Ideal For Study
- Garage For Storage
- Garden
- Character Features
- Freehold / Council Tax B / EPC D

Offering to the market an extended, period end of terrace property, located in the village of Soham.

The property comprises lounge, dining room, kitchen, additional reception room suitable for use as a study or possible third bedroom, 2 double bedrooms, a family bathroom, rear garden and garage providing excellent storage.

The property retains character features, offers deceptive space and is situated in a quiet location, close to the village center.









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 M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

LOUNGE
With door and double glazed window to front aspect, open fireplace with tiled surround, television point, exposed timber floorboards, picture rail, radiator.

DINING ROOM
With stairs to first floor, double glazed window to side aspect, cast iron fireplace, picture rail, radiator.

KITCHEN
With door and double glazed window to rear aspect, fitted with matching wall and base level storage units, drawers and solid wood work surfaces with undermounted sink, cooker space and extractor hood, plumbing for washing machine, radiator.

FURTHER RECEPTION ROOM
Currently used as a third bedroom but ideal for a study or hobbies room. With door to rear garden, storage alcove, exposed timber floorboards, radiator.

LANDING
With cupboard housing gas fired combination boiler.

BEDROOM 1
With double glazed window to front aspect, exposed timber floorboards, radiator.

BEDROOM 2
With double glazed window to rear aspect, exposed timber floorboards, radiator.

BATHROOM
With double glazed window to rear aspect, suite comprising low level WC, pedestal hand wash basin, bath, exposed timber floorboards, radiator.

OUTSIDE
Shared access leads alongside the house to a garage at the rear (not accessible by car) which provides excellent storage. There is a mainly laid to lawn garden with covered area over the rear door.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

AGENTS NOTE
The photos are illustrative and used from previous marketing material.

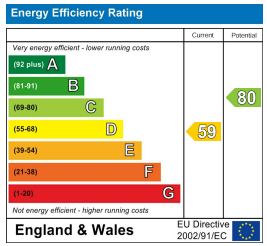












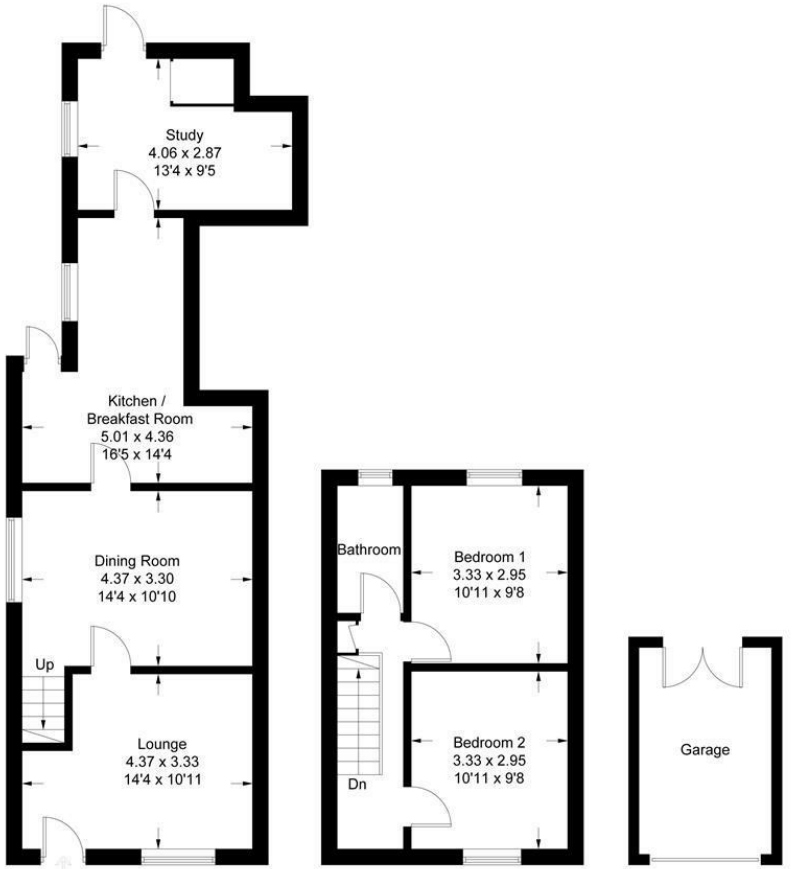
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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Approximate Gross Internal Area = 85.0 sq m / 915 sq ft
(Excluding Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser.The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID992082)

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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.