



Mereside, Soham, CB7 5XE



## Mereside

Soham,  
CB7 5XE

\*Sorry this property is fully booked for viewings\*  
Mid terrace house. Accommodation comprises kitchen, dining/living room, utility area, two bedrooms and bathroom. Enclosed rear courtyard garden. Available: 21/06/2026. Deposit: £1,125. Holding deposit: £225. 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.



**£975 PCM**





## **KITCHEN**

with vinyl flooring, single electric oven, ceramic hob, extractor, integrated dishwasher, space for fridge/freezer, under stair storage.

## **DINING/LIVING ROOM**

## **UTILITY AREA**

with vinyl flooring and washing machine (this will not be repaired/replaced by the landlord).

## **BEDROOM**

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## **BATHROOM**

with tiled flooring, three piece white suite and double shower enclosure.

## **OUTSIDE**

Enclosed rear courtyard, 1 off road parking space.

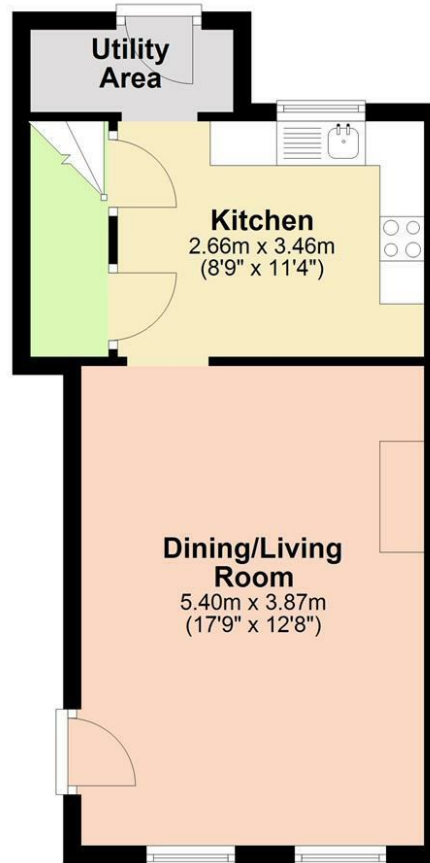
## **LETTING AGENTS NOTES**

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



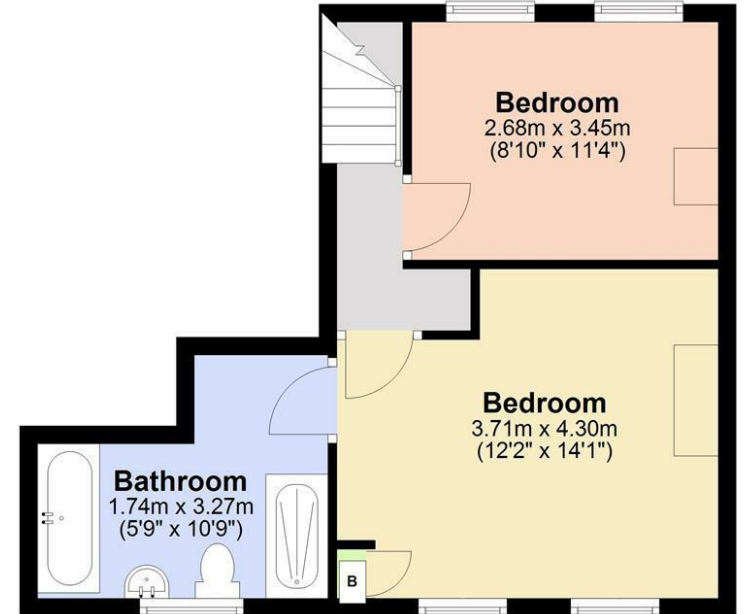
### Ground Floor

Approx. 35.4 sq. metres (381.6 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 70.9 sq. metres (763.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</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.

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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.

