



Mereside, Soham, CB7 5XE

CHEFFINS

Mereside

Soham,
CB7 5XE

- Detached House
- 3/4 Bedrooms
- Low Maintenance Rear Garden
- Ample Parking
- Utility Room
- Close Distance To Local Train Station
- Freehold / Council Tax Band D / EPC Rating B

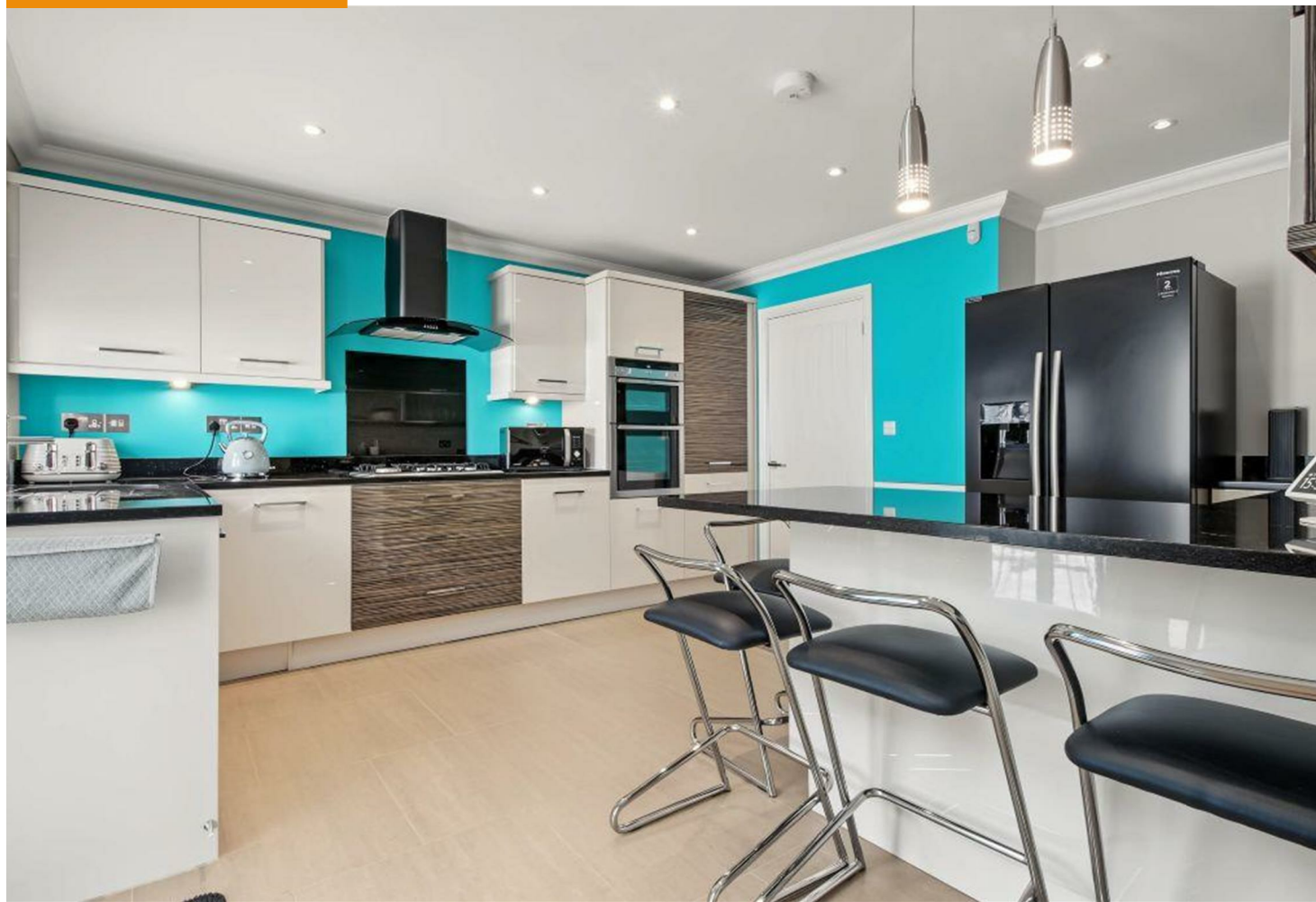
Cheffins are pleased to market this well presented family home located in the property village of Soham.

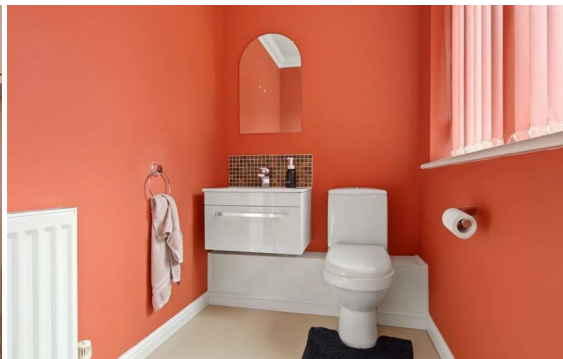
Accommodation comprises of entrance hall, cloakroom, study, living/dining room, kitchen/breakfast room, separate utility, together with 3 double bedrooms to the first floor with an ensuite to bedroom 1 and a family bathroom. Outside the property benefits with ample parking to the front by block paved driveway whilst the rear offers a low maintenance, patioed, garden with stairs rising to elevated decking area.

To appreciate what's on offer, viewings are highly recommended.

3 2 2

Guide Price £425,000





LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 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.

ENTRANCE HALL

With door to front, storage cupboard.

CLOAKROOM

Fitted with a two-piece suite comprising low level WC, wash hand basin, frosted window to front, radiator.

STUDY

With window to front, radiator.

LIVING / DINING ROOM

With windows to rear, sliding doors to side, two radiators, stairs rising to first floor.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with quartz work surfaces over, integrated five-ringed gas hob, integrated dishwasher, space for fridge/freezer, breakfast bar, oven and grill, window to rear, door providing access to the garden.

UTILITY ROOM

Fitted with a range of base and wall units

with work surfaces over, integrated sink with mixer tap over, plumbing for washing machine and tumble dryer, wall mounted combi boiler, fuse box.

FIRST FLOOR LANDING

With loft hatch, airing cupboard housing the pressurised hot water tank.

BEDROOM 1

With Velux window, window to rear, radiator, built-in wardrobes. Door leading to...

ENSUITE

Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail, Velux window.

BEDROOM 2

With Velux window, window to rear, radiator, storage to the eaves, wardrobe.

BEDROOM 3

With window to front, radiator, built-in wardrobe.

BATHROOM

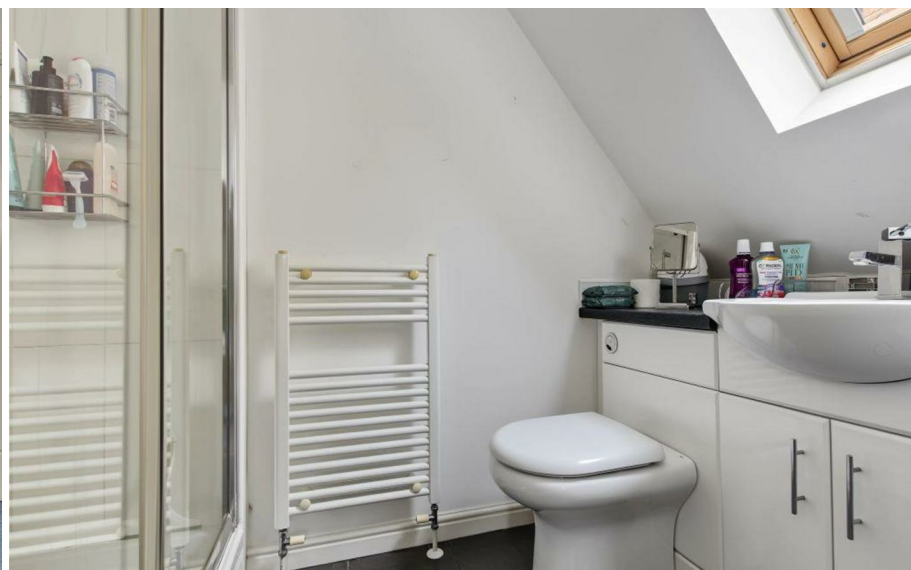
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with heated towel rail, Velux window.

OUTSIDE

The front offers a block paved driveway for ample parking whilst the rear offers a low maintenance, patioed garden with raised beddings, timber framed shed, gated side access and stairs rising to elevated decking area.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Tenure – Freehold

Council Tax Band – D

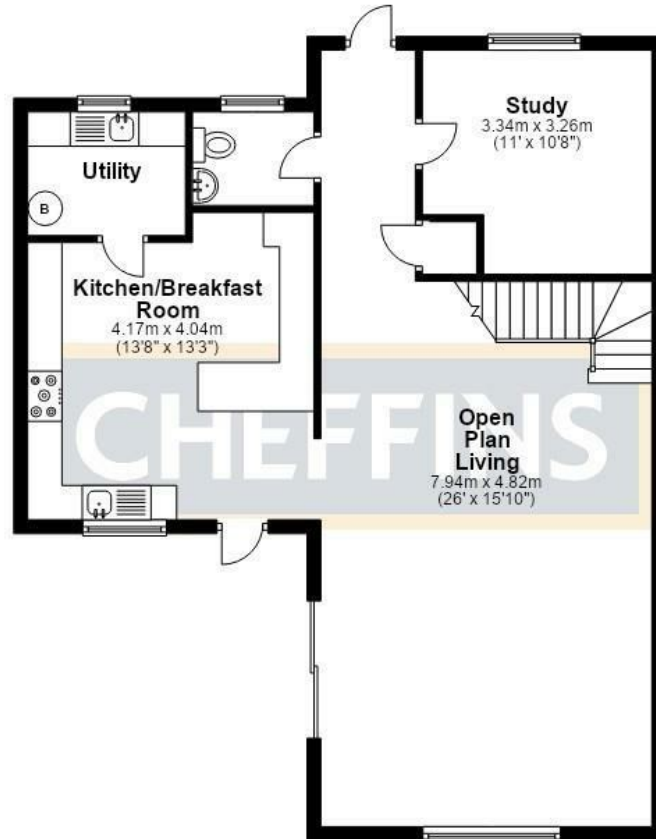
Local Authority – East Cambs District Council





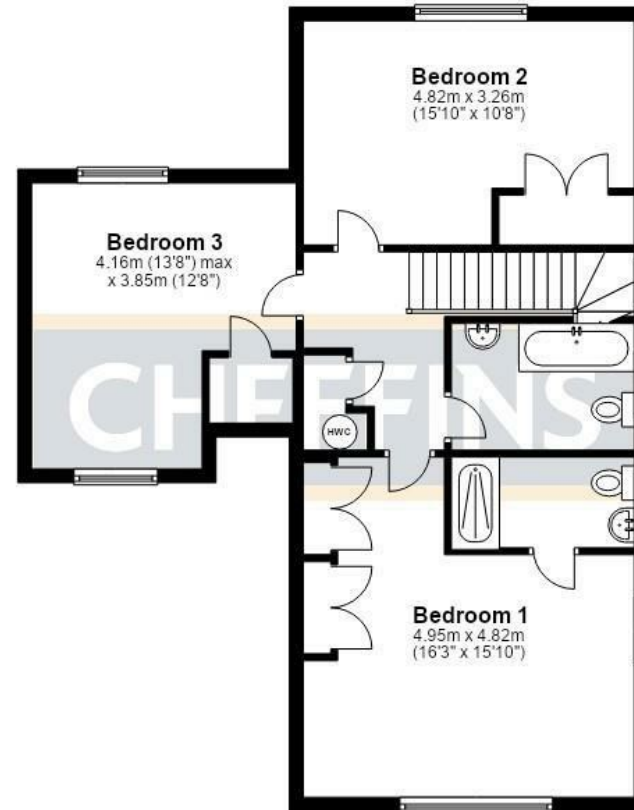
Ground Floor

Approx. 79.8 sq. metres (858.5 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.3 sq. feet)



Total area: approx. 149.7 sq. metres (1610.8 sq. feet)

For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

