



28 Mereside

Soham, Ely, Cambs, CB7 5XE

Guide Price £349,950



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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

This detached 3 bed bungalow offers generous sized rooms, single garage and parking, ensuite, private rear garden, gas central heating and double glazing and is only a 5-minute walk from the rail station.

Hallway

Part double glazed entrance door. Fusebox. Coved ceiling with 2 light points. Access to loft space. built-in storage cupboard. Radiator. Wood flooring. Central heating thermostat.

Living Room - 4.5m x 4.06m (14'9" x 13'4")
Double glazed patio doors to the rear garden
Radiator. Wood flooring. Two wall light points.
Coved ceiling with light point.

Kitchen/Diner - 5.51m x 3.66m (18'1" x 12'0")
Range of units at base and wall level with work surfaces over. One and a half bowl stainless steel sink with mixer tap. Spaces and plumbing for automatic washing machine and dishwasher. Space for range cooker with extractor over and splashback. Radiator. Double glazed window to the front aspect. Double glazed door to the side aspect. Coved ceiling with light point.

Bedroom 1 - 5.44m x 4.06m (17'10" x 13'4" max)
Double glazed windows to the front and side aspects. Radiator. Coved ceiling with light point. Door to bedroom 3 and door to Ensuite.

Ensuite - 1.68m x 1.37m (5'6" x 4'6")
Corner curved shower cubicle. Low level WC. Wash basin in vanity unit with cupboards. Heated towel rail. Tiled floor. Extractor fan. Spotlights.

Bedroom 2 - 3.66m x 3.56m (12'0" x 11'8")
Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

Bedroom 3 - 2.41m x 2.21m (7'11" x 7'3")

Double glazed window to the side aspect.
Coved ceiling with spotlights.

Bathroom - 2.49m x 2.31m (8'2" x 7'7")

Panelled bath with shower attachment over.
Double glazed window to the side aspect. Low level WC. Wash basin in vanity unit with cupboards under. Heated towel rail.

Outside

The frontage is laid mainly to concrete driveway and off-road parking area, leading to an attached single garage with power and light. There is a recessed entrance porch with electric meter cupboard and entrance door. Access to the rear garden can be made via a pathway to the other side of the bungalow. The rear garden is on 2 levels with the main area being laid to lawn and a paved patio area. Steps lead up to an area of lawn with timber fencing to the boundary. There is a personal door to the rear of the garage.

Property Information

Local Council is East Cambridgeshire District Council

Council Tax Band is C

The property is Freehold with registered title number CB297523

Flood risk is very low

All main utilities are connected

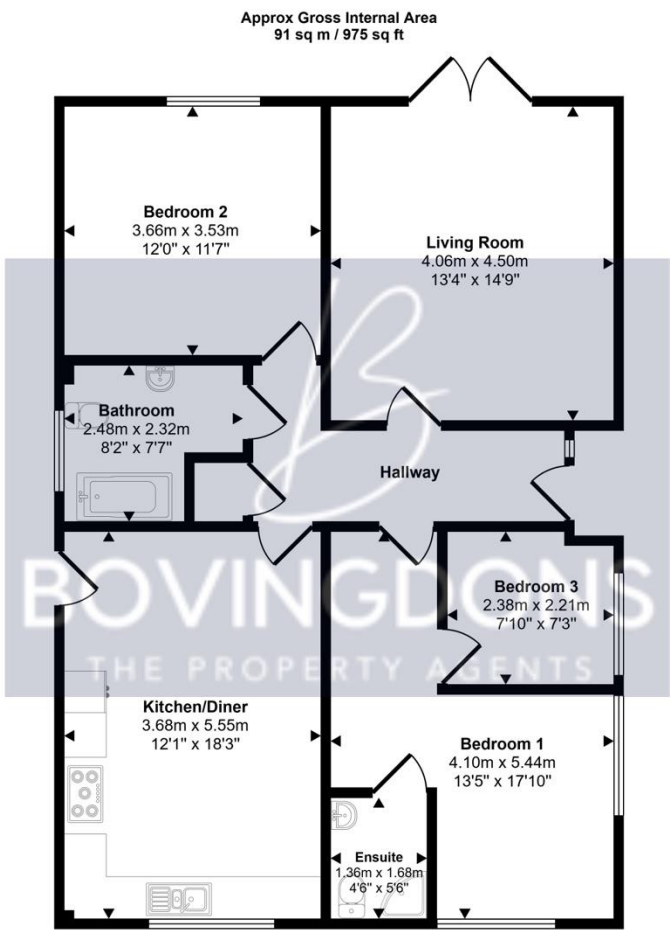
The vendor is not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way

Estimated broadband speeds are Standard mbps, Superfast mbps & Ultrafast mbps.





Floor Plan



Floorplan



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

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		