



18 Mereside, Soham
Ely

RICHARD
BOOTH
ESTATE AGENTS



£235,000

18 Mereside

Soham, Ely

- Extended Semi Detached Cottage
- Spacious Lounge / Dining Room
- 3 Bedrooms
- Rear Garden
- Walking Distance to the Railway Station
- No Upward Chain
- Gas Central Heating
- Freehold / Council Tax B / EPC D

Comprises entrance hall, cloakroom, kitchen, spacious lounge/dining room, 3 bedrooms and bathroom together with rear garden.



Entrance Hall

With door to outside, radiator.

Cloakroom

Low level WC, wash basin, radiator.

Kitchen

With double glazed window to side aspect, fitted wall and base level storage units and drawers with matching work surfaces, sink unit and drainer, cooker space and extractor hood, plumbing for dishwasher, wall mounted gas fired boiler, radiator.

Lounge/Dining Room

With two double glazed windows to front aspect and double glazed window to rear, stairs to first floor, radiator.

Landing

With radiator.

Bedroom 1

Double glazed window to front aspect, built in cupboard, radiator.

Bedroom 2

Double glazed window to rear aspect, radiator.

Bedroom 3

Double glazed window to rear aspect, radiator.

Bathroom

With suite comprising low level WC, pedestal handwash basin, panelled bath, double glazed window to side aspect, radiator.



REAR GARDEN

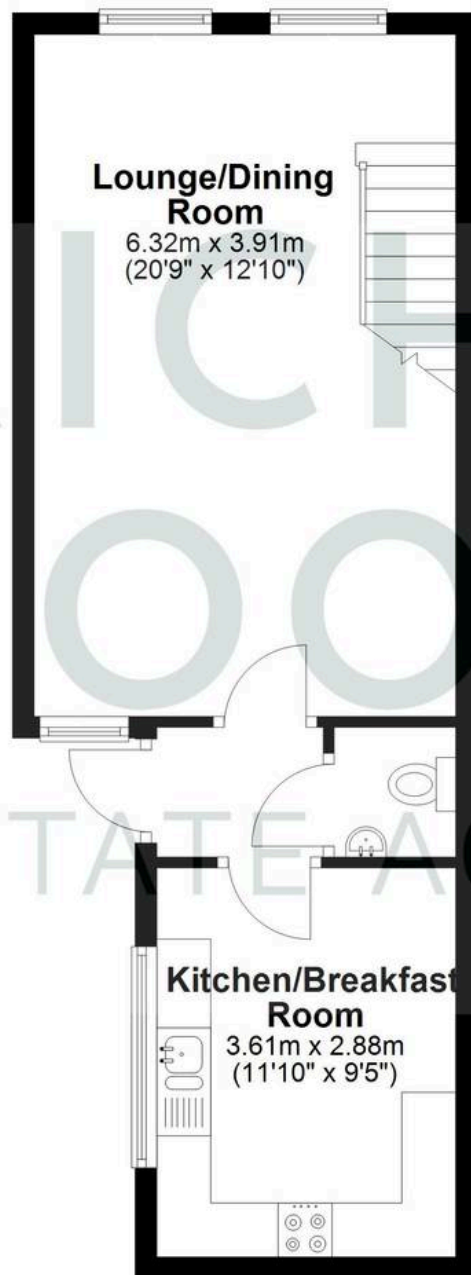
To the side of the property a path shared with the neighbour leads into the rear garden which is fully enclosed and has steps leading up on to a sloped lawn.





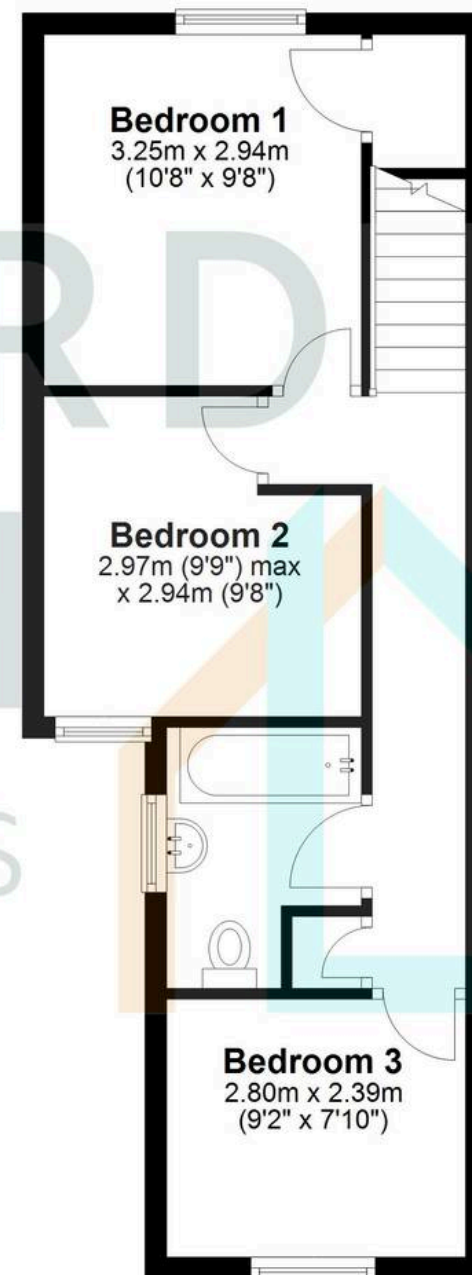
Ground Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Total area: approx. 77.6 sq. metres (835.1 sq. feet)



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