

**MERESIDE
SOHAM, CB7 5EE
F O R S A L E**

- 3-DOUBLE BEDROOMS
- CHAIN FREE
- SPACIOUS LIVING ROOM/DINING ROOM
- TOWN HOUSE
- WELL PRESENTED
- OFF ROAD PARKING
- CLOSE TO TOWN CENTRE
- EPC C
- COUNCIL TAX BAND C



**PRICE
£285,000**



GD Estates are delighted to bring to the market this well-presented, three-bedroom townhouse situated just on the outskirts of the popular town of Soham.

The spacious internal accommodation is spread across three floors and features three double bedrooms (with en-suite to bedroom one). The home further comprises a modern kitchen, a generous open-plan living and dining room, a family bathroom, and a convenient ground-floor cloakroom. Externally, the property benefits from a low-maintenance rear garden and allocated off-road parking.



LOCATION:

Soham is a thriving market town in East Cambridgeshire, just 6 miles from Ely and around 13 miles from Cambridge, offering the perfect balance of rural charm and modern convenience. Surrounded by beautiful Fenland countryside, the area provides a peaceful setting while remaining well-connected for commuters.

Transport Links:

- Soham railway station offers direct services to Ely, Cambridge, Ipswich, and beyond.
- Excellent road access via the A142, with easy connections to the A14 and M11 for London and the Midlands.

Local Amenities:

- A wide range of shops, supermarkets, cafés, and pubs.
- Leisure facilities, green spaces, and community events such as the annual Soham Carnival.

Nearby Ely:

- Historic cathedral city with boutique shops, riverside walks, and cultural attractions such as Ely Cathedral and Oliver Cromwell's House.
- Strong rail links to Cambridge and London, making it ideal for commuters.

ENTRANCE HALLWAY

The property opens into a spacious entrance hallway, featuring stairs rising to the first floor and providing access to all ground-floor accommodation. The hallway further benefits from a radiator and a useful under-stairs storage.

KITCHEN

9' 8" x 7' 11" (2.95m x 2.41m):

A modern and well-equipped kitchen featuring a range of sleek wall-mounted and under-counter cabinets, finished with square-edge wood-effect worktops. The space includes an inset stainless steel sink with drainer and mixer tap, alongside an integrated electric oven, hob, and grill with extractor over. There is further space and plumbing for a dishwasher, washing machine, and fridge-freezer. Notably, the kitchen houses a newly fitted wall-mounted boiler. The room is finished with a uPVC window to the front aspect and a radiator.

CLOAKROOM:

A convenient ground-floor cloakroom featuring a modern two-piece suite, including a low-level WC and a wall-mounted wash hand basin. The room is finished with an obscure uPVC window to the side aspect and a radiator.



LIVING ROOM/DINING ROOM

14' 4 (max)" x 20' 8 (max)" (4.37m x 6.3m):

A wonderfully light and airy open-plan living and dining room, offering a versatile layout for both a full sofa suite and a family dining table. The space is flooded with natural light from the uPVC window and uPVC patio doors, which open directly onto the rear garden. Two radiators.

FIRST FLOOR LANDING:

Providing access to first floor accommodation, and stairs to second floor. One radiator and uPVC window to front aspect.

BEDROOM 2

14' 4" x 8' 8" (4.37m x 2.64m):

Double bedroom with uPVC window to rear aspect and one radiator.

BEDROOM 3

10' 5" x 7' 11" (3.18m x 2.41m):

Double bedroom featuring a uPVC window to front aspect and one radiator.

FAMILY BATHROOM

7' 10 (max)" x 6' 9 (max)" (2.39m x 2.06m):

A well-presented three-piece white suite, featuring a panelled bath with a mains-fed shower over, a low-level WC, and a pedestal wash hand basin. The room is finished with an obscure uPVC window to the side aspect, providing both privacy and natural light, and one radiator.

SECOND FLOOR LANDING:

Access to bedroom 1 and loft hatch.

BEDROOM 1

16' 0" x 10' 11" (4.88m x 3.33m):

Spacious double bedroom featuring built in double wardrobes, uPVC window to front aspect and one radiator. Access to;

ENSUITE

This stylish en-suite shower room comprises a mains-fed shower cubicle, wall-mounted basin, and low-level WC. Velux window and one radiator.



EXTERNALLY:

Externally, the property boasts a low-maintenance, fully enclosed rear garden with a patio area, artificial lawn, and garden shed. A gate at the far end provides convenient access to the allocated parking.

TENURE:

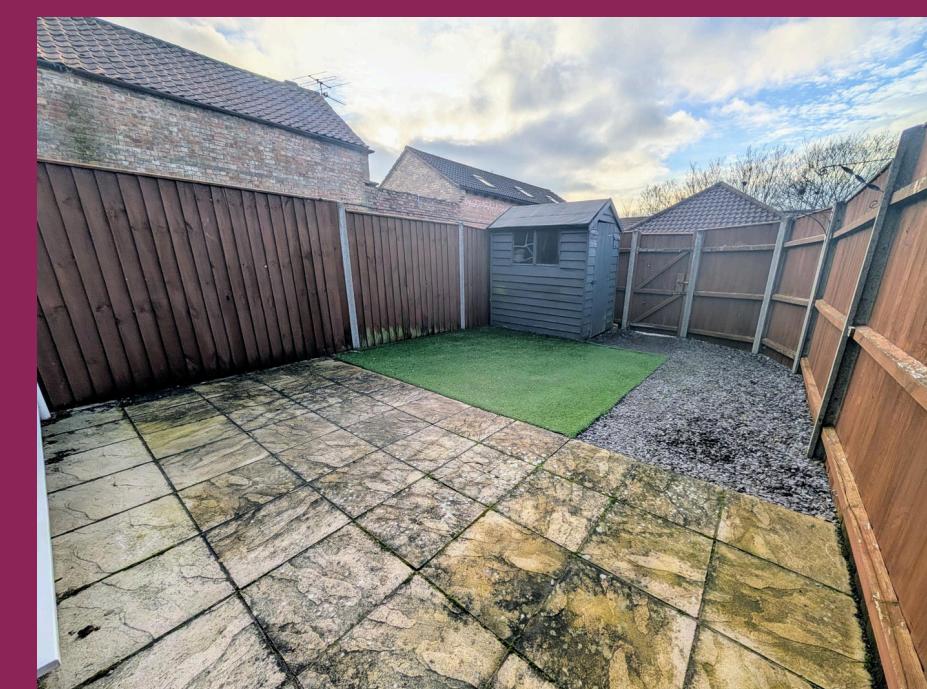
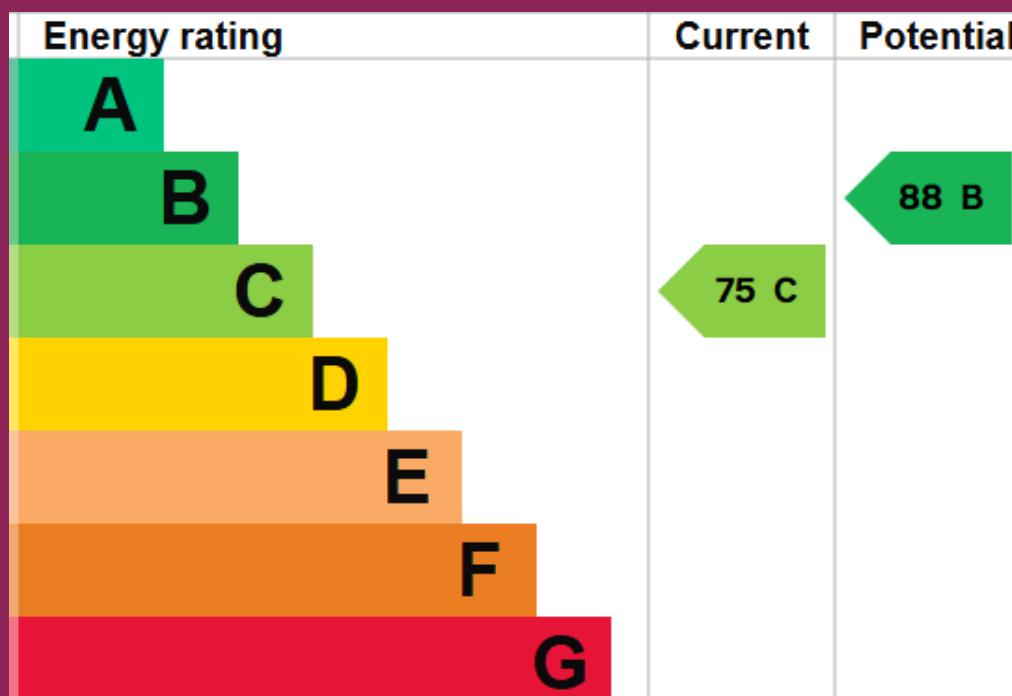
The property is FREEHOLD, chain free and to be sold with vacant possession.

SERVICES:

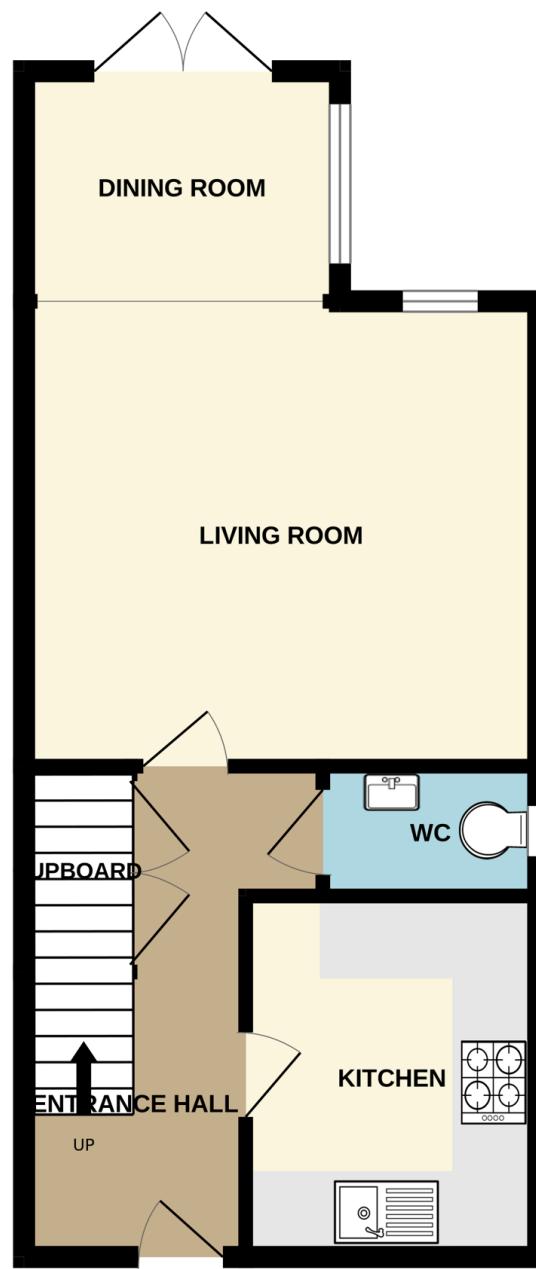
Mains gas, water, drainage and electric. Gas fired central heating.

AGENTS NOTES:

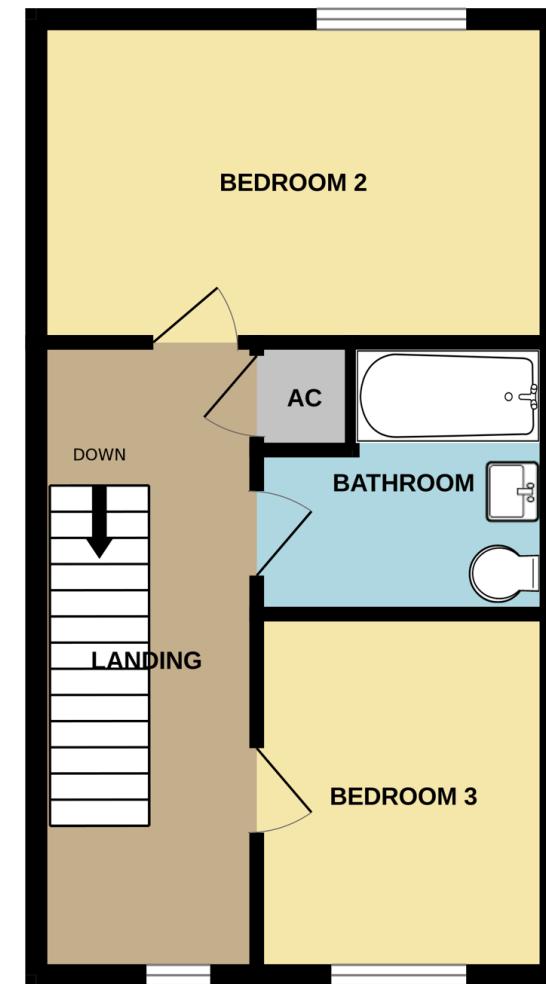
In accordance with The Property Ombudsman requirements, you are advised that a member of GD Estates staff (or their family members) are the vendor of this property.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

