

1 Mereside - Guide Price £250,000

Soham Ely CB7 5EE

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Guide Price £250,000

The Property

This delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a spacious second-floor suite, this property is ideal for families or those seeking extra space. The well-presented interiors create a warm and inviting atmosphere.

The house features a generous reception room, perfect for entertaining guests or enjoying quiet evenings with family. The two bathrooms provide ample facilities for busy mornings, ensuring that everyone has their own space.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles, which is a rare find in many areas. You'll find scenic walking routes in all directions, as well as a nearby gym and nursery. Additionally, the proximity to the train station makes commuting a breeze, allowing for easy access to Cambridge, London and Ely.

Please call us to find out more details and secure your appointment.

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, M&S Local and small eateries, pubs, hairdressers, leisure centre and doctors 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.

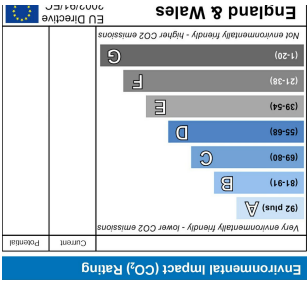
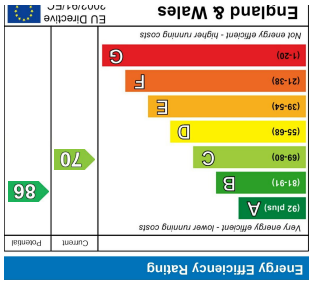
Features

- 3 BEDROOM END TOWN HOUSE
- GAS RADIATOR HEATING
- EN SUITE TO MAIN BEDROOM
- FAMILY BATHROOM TO THE FIRST FLOOR
- CONSERVATORY
- KITCHEN/DINER
- PARKING FOR 2 CARS
- PRIVATE REAR GARDEN WITH SIDE ACCESS
- CLOSE PROXIMITY TO TRAIN STATION
- CALL NOW TO BOOK YOUR VIEWING!





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

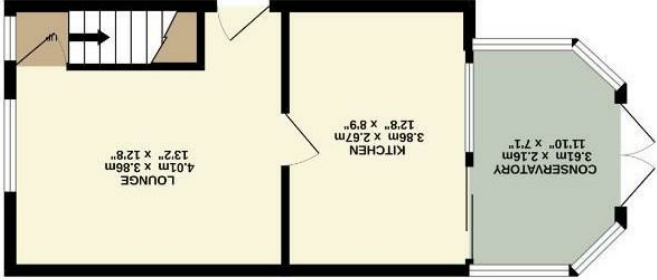


Shires Residential
4 New Street, Mildenhall, Suffolk, IP28 7EN
T: 01638 712132
E: mildenhall@shiresresidential.com
www.shiresresidential.com

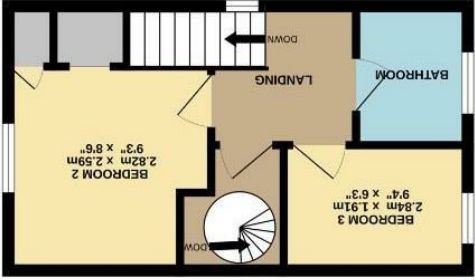
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

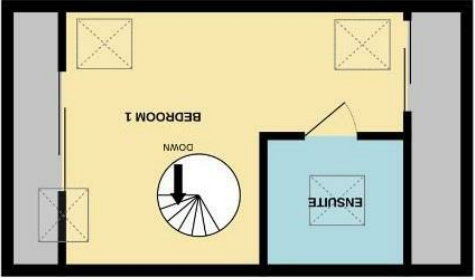
TOTAL FLOOR AREA : 84.1 sq.m. (905 sq.ft.) approx.



GROUND FLOOR
32.6 sq.m. (351 sq.ft.) approx.



1ST FLOOR
25.8 sq.m. (277 sq.ft.) approx.



2ND FLOOR
25.8 sq.m. (277 sq.ft.) approx.