



Mereside, Soham, CB7 5EG



Mereside

Soham,
CB7 5EG

4 2 2

Guide Price £450,000

- Modernisation Required
- 4 Bedrooms (1 with Ensuite Cloakroom)
- Lounge / Dining Room & Conservatory
- Kitchen / Breakfast room
- Bathroom, Shower Room & Cloakroom
- Double Garage & Parking
- Generous Plot
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating TBC

Are you looking for a project? Look no further than this deceptively spacious, detached family home located in the popular village of Soham.

This individual home offers 4 good sized bedrooms, the master benefitting from an en-suite wc, there is a small shower room accessed by the main hallway plus a large family bathroom, there is a lounge / diner to the rear of the property with access into a conservatory that enjoys views over the garden. There is a kitchen / breakfast room, a utility room plus a further WC.

Outside the property is a generous, mainly laid to lawn rear garden with a paved patio, whilst the front offers off road parking for 2 cars, with the possibility to create more if required, and a detached double garage that has power & light connected.

This one off home is offered for sale with NO FORWARD CHAIN and is available to view by appointment. Get in touch with us to secure your viewing.





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 aspect, 2 radiators, walk-in airing cupboard housing the boiler, further storage cupboard (containing the workings for an under floor heating system which has been replaced by radiator central heating)

BEDROOM 1

A double bedroom with window to front aspect, radiator, built-in wardrobes.

ENSUITE WC

With window to side aspect, low level WC, wash hand basin, radiator.

BEDROOM 2

A double bedroom with 2 windows to the front aspect, built-in wardrobe, 2 radiators.

SHOWER ROOM

With vanity wash hand basin, walk-in shower, towel rail.

BEDROOM 3

A double bedroom with window to the side aspect, radiator.

BEDROOM 4

A double bedroom with window to the side aspect, radiator.

BATHROOM

Fitted with low level WC, bidet, bath, vanity wash hand basin, 2 windows to

the side aspect, radiator, towel rail, spotlights.

KITCHEN / BREAKFAST ROOM

With a range of base and wall units, cupboards and drawers with work surfaces over, windows to rear and side aspects, integral double oven, 4-ring electric hob, stainless steel sink unit with mixer tap, radiator. Leading through to:

UTILITY ROOM

With window to the rear aspect, door to side garden, sink with mixer tap, plumbing for washing machine, storage cupboards, base units and work surfaces over.

CLOAKROOM

With low level WC, wash hand basin, window to the side aspect.

LOUNGE / DINING ROOM

With 2 porthole windows to the front aspect, ornate tiled fireplace with electric fire, door to:

CONSERVATORY

With door to rear leading out to the garden.

OUTSIDE

To the rear there is a generous garden which is mainly laid to lawn, paved patio, gated access to the front.

To the front there is a double garage with power and light connected and roller shutter doors (not currently functioning), off road parking for 2 vehicles, together with a low maintenance garden leading up to the front door.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £450,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council



Total area: approx. 166.7 sq. metres (1794.2 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.