



Mereside, Soham, CB7 5XE

**CHEFFINS**



## Mereside

Soham,  
CB7 5XE

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

An extended semi detached cottage offered for sale with no upward chain and with walking distance to the railway station. Comprises entrance hall, cloakroom, kitchen, spacious lounge/diningroom, 3 bedrooms and bathroom together with rear garden.

3 2 1

**Guide Price £245,000**





## 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 LOBBY**

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.

## **FIRST FLOOR 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.

## **OUTSIDE**

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.

## **VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £245,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

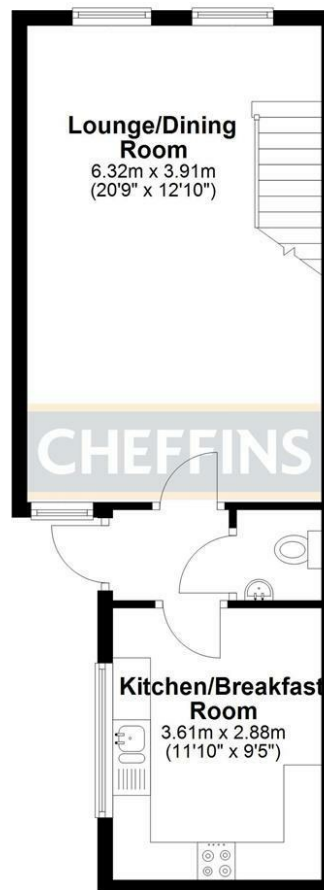
More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.

**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)

