



Mereside, Soham, CB7 5XE

CHEFFINS

Mereside

Soham,
CB7 5XE

- Detached House
- Recently modernised
- Spacious and flexible accommodation
- Off road parking for several cars
- Two reception rooms
- 3/4 Bedrooms
- Two bathrooms
- Large brick outbuilding

A delightful 3/4 bedroom detached property tucked away in this popular town location close to amenities. The accommodation comprises of the four bedrooms, one of which could comfortably be a ground floor study, two bathrooms, lounge and separate dining room and a kitchen with utility. The property recently underwent modernisation and must be seen to be fully appreciated.

4 2 2

Offers In Excess Of £350,000





LOCATION

SOHAM is situated almost equidistant between Ely and Newmarket (6 miles) and is approx. 15 miles from Cambridge and approx. 21 miles from Bury St Edmunds. The A14 trunk road is available at Newmarket and this in turn leads into the M11 and the main motorway system. Soham benefits from a train station and has excellent primary and secondary schools and a good selection of shops, pubs and restaurants together with sporting and social facilities.

ENTRANCE HALL

with stairs to the first floor, entrance door.

LIVING ROOM

with a fireplace with electric flame effect fire, brick surround and tiled hearth, radiator, double glazed window to the front aspect.

DINING ROOM

with a radiator, wood laminate flooring, purpose built under stair storage cupboard and shelving, double glazed window to the front.

KITCHEN

with a range of base and wall mounted units with solid walnut worksurfaces over, sink and drainer with instant boiling water tap, integrated 5 ring gas hob with extractor hood over, 2 integrated double ovens, integrated fridge and freezer, integrated dishwasher, LVT flooring, double glazed window to the side aspect.

UTILITY ROOM

with space and plumbing for washing machine, space for tumble dryer, double glazed window and door to the side.

INNER HALL

with door to the garden.

BEDROOM 4

with a radiator, double glazed window to the rear.

GROUND FLOOR BATHROOM

with a shower cubicle with electric shower, low level WC, vanity unit with inset wash hand basin, spotlights, radiator.

FIRST FLOOR**LANDING****BEDROOM 1**

with a radiator, recess storage, double glazed window to the front.

BEDROOM 2

with a built-in wardrobe, wall mounted Combi gas boiler, radiator, access to the loft space, double glazed window to the side aspect.

BEDROOM 3

with built-in wardrobes, radiator, a double glazed window to the front aspect.

BATHROOM

with a side panel bath with shower from taps, low level WC, pedestal mounted hand wash basin, LVT flooring.

OUTSIDE

To the front is a driveway that provides off-road parking for 4 cars, flower and shrub borders.

To the rear the garden is fully enclosed and is laid to artificial grass with two patio areas, covered pergola, gated access to both sides.

Large brick outbuilding (formerly the garage) with a window to the side aspect and power and light.

SALES AGENTS NOTES

Please note the property has a right of way across the driveway of 40 Mereside.

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

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>.





Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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Tenure – Freehold

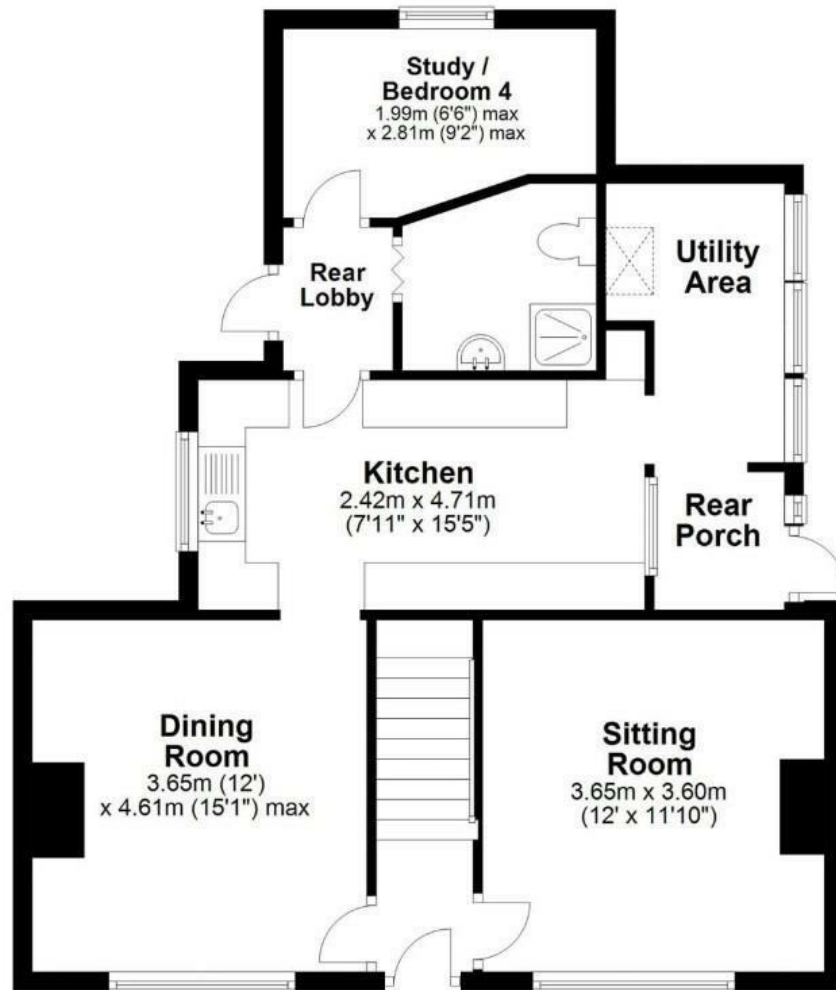
Council Tax Band – C

Local Authority – East Cambridgeshire





Ground Floor



First Floor



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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.

