



Mereside, Ely, CB7 5XE

CHEFFINS

Mereside

Soham, Ely,
CB7 5XE

- Semi Detached House
- Open Plan Living Room / Dining Room
- Enclosed Garden
- Central Village Location
- Close Proximity To Local Shops And The Train Station
- Freehold / Council Tax B / EPC D

Cheffins are delighted to present this well-presented semi-detached home, situated on a popular residential road in Soham, conveniently located close to local amenities and the train station.

The accommodation comprises an open-plan living and dining area with adjoining kitchen, a downstairs shower room, and a separate utility room. To the first floor are two well-proportioned bedrooms.

Externally, the property benefits from a fully enclosed and uniquely tiered rear garden featuring a patio area, laid lawn and additional decking.

Early viewing is highly recommended.

2 1 1

Guide Price £250,000





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 HALLWAY

With door to front.

LIVING ROOM

With windows to front and side, built in storage cupboards, desk area, herringbone flooring, featured fireplace and radiator.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, space for fridge/freezer, space for dishwasher, breakfast bar, integrated 4 ring induction hob with stainless steel overhead extraction fan, integrated one and a quarter sink with mixer tap over, integrated oven, window to the side, engineered wood flooring, spotlights and radiator.

REAR LOBBY

With storage cupboard, continued engineered wood flooring, door to rear garden.

DOWNSTAIRS SHOWER ROOM

Fitted with a three piece suite comprising of low level WC, large shower cubicle with rainfall shower head, wash hand basin with mixer tap, heated towel rail, tiled splashback surrounding, tiled flooring and opaque double glazed window to the rear and extractor fan.

UTILITY ROOM

With stainless steel sink with mixer tap, worktop space, shelving, window to the side, combi boiler, space for washing machine and continued engineered wooden flooring.

FIRST FLOOR LANDING

With loft hatch and radiator.

BEDROOM 1

With window to the front, radiator, featured fireplace, storage cupboard and wooden flooring.

BEDROOM 2

With two windows to the rear, radiator and built in wardrobe.

OUTSIDE

Small gravelled front garden with side access to rear garden.

The uniquely designed garden is arranged over three levels, beginning with a patio area featuring raised brick flower beds and an external electric plug point. Steps lead up to a lawned section, with further steps rising to an elevated decking area complete with integrated deck lighting. The garden also benefits from a timber-framed shed with electricity connected.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



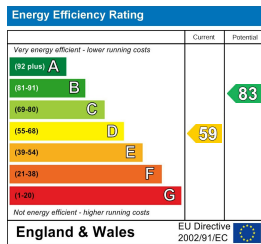
Ground Floor
Approx. 49.1 sq. metres (528.8 sq. feet)



First Floor
Approx. 26.6 sq. metres (285.8 sq. feet)



Total area: approx. 75.7 sq. metres (814.7 sq. feet)



Guide Price £250,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.