



15a Mereside

Soham, Ely, Cambs, CB7 5EE

Guide Price £220,000



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Description

This detached bungalow, which requires some updating, is located in a small cul-de-sac close to the station and benefits from gas central heating, double glazing, parking and no onward chain. A good first time, investment or down-sizer property, viewing is recommended

Soham

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/A11.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's 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 highly-rated 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/M11.

Hallway

Part glazed entrance door. Alarm control panel. Access to loft space. Radiator. Coved ceiling with light point. Storage cupboard with shelving and further storage cupboard with coat hooks.

Living Room - 4.6m x 3.25m (15'1" x 10'8")

Double glazed patio doors to the rear garden and double-glazed window to the front aspect. Two radiators. Coved ceiling with light point. Electric fire on a marble hearth and insert with timber surround & mantel.

Kitchen/Diner - 3.25m x 2.97m (10'8" x 9'9")

Range of units at base and wall level with roll-top work surfaces over and incorporating a single bowl, stainless-steel sink with mixer tap. Double glazed window to the rear aspect and double-glazed door to the side passage. Wall mounted Glow Worm gas fired boiler serving central heating and hot water. Indesit single electric oven with a 4-burner gas hob over and extractor canopy above. Space and plumbing for automatic washing machine. Radiator. Coved ceiling with light point.

Bedroom 1 - 3.28m x 3.15m (10'9" x 10'4")

Double glazed window to the front aspect. Radiator. TV Point. Coved ceiling with light point.

Bedroom 2 - 3.15m x 2.21m (10'4" x 7'3")

Two double glazed windows to the front aspect. Radiator. TV point. Coved ceiling with light point.

Bathroom - 2.29m x 1.85m (7'6" x 6'1")

Double glazed window to the side aspect. Low level WC. Pedestal wash basin. Panelled bath with mixer tap, shower attachment & shower screen. Tiled splash areas. Radiator. Shaver socket. Extractor. Coved ceiling with light point.

Outside

There is a driveway to the side for parking with a gate to the rear garden and a porch to the entrance door.

The enclosed rear garden has timber fencing to the boundaries, timber garden shed, gas and electric meter cupboards and a water tap.

Property Information

Local Council is East Cambridgeshire District Council - Council Tax Band is B

The property is freehold with registered title CB261089 and was built circa 2002.

All main utility services are connected

Flood risk is very low.

Restrictions apply but there are no wayleaves, easements or rights of way.

Estimated broadband speeds are Standard 16mbps, Superfast 80mbps & Ultrafast 1800mbps.

The property requires updating but there is No Onward Chain.

ID & AML Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.





Floor Plan

Ground Floor

Approx. 55.4 sq. metres (596.4 sq. feet)



Total area: approx. 55.4 sq. metres (596.4 sq. feet)

Energy Efficiency Graph

EPC

COMMISSIONED

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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