



## 51 Mereside

Soham, Ely, Cambs, CB7 5EE

**Guide Price £455,000**





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## Soham

Soham is the second largest town in East Cambridgeshire and is located on the A142 between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. 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.

## Description

This detached Chalet Style property was constructed in 1993 and provides accommodation benefitting from gas central heating and double glazing. The accommodation is currently 2 bedrooms but can be adapted to provide 3 bedrooms relatively easily. There is a garage and plenty of off-road parking and the rear garden is good sized with an artificial lawn. A notable benefit is the attached and enclosed 'paddock' to the rear with shed and a large workshop and storage barn/garage with light and power.

## Hallway

Stairs to the first floor with space under. Coved ceiling with two light points. Radiator. Central heating thermostat. Storage cupboard with shelf.

## Living Room - 4.7m x 3.51m (15'5" x 11'6")

Double glazed windows to the front and side aspects. Radiator. Coved ceiling with light point. Electric coal effect fireplace to corner.

## Kitchen/Diner - 5.41m x 3.18m (17'9" x 10'5")

Range of units at base and wall level with work surfaces over. One and a half bowl sink with mixer tap. Tiled splash areas. Double glazed windows to the rear and side aspects and double-glazed doors from the dining area to the rear garden. Radiator. Integrated Hotpoint double oven. Four-ring gas hob with extractor canopy above. Breakfast bar with cupboards under. TV point. Two ceiling light points.

## Utility Room - 4.09m x 2.34m (13'5" x 7'8")

Double glazed window to the side aspect. Wall mounted Ideal gas fired boiler serving central heating and hot water. Work surface with stainless steel sink and cupboards under and space & plumbing for automatic washing machine. Radiator. Storage cupboard with shelving Space for upright fridge/freezer. Fluorescent strip light. Coved ceiling. Fusebox. Door to WC and door to Conservatory

## WC

Low level WC.

## Conservatory - 3.63m x 2.51m (11'11" x 8'3")

Upvc and brick construction with double glazed windows to two sides and double-glazed door to the rear garden. Tiled floor. Vaulted ceiling with light point. Wall light point. Radiator and power points.







**Shower Room** - 2.41m x 2.31m (7'11" x 7'7")

Double glazed window to the side aspect. Tiled splash areas. Low level WC. Pedestal wash basin. Radiator. Walk-in shower cubicle. Shaver socket. Coved ceiling with light point.

**Bedroom 2** - 4.19m x 3.33m (13'9" x 10'11")

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

**Landing/ Family Room** - 5.08m x 4.37m (16'8" x 14'4")

Double glazed window to the rear aspect. Two eaves storage cupboards. Three wall light points. Ceiling light point. Radiator. Glazed door to:

**Bedroom 1** - 4.72m x 4.47m (15'6" x 14'8")

Two double glazed windows to the front aspect. Radiator. Built-in cupboard. Access to loft space.

**Outside**

The frontage has a concrete driveway with parking for several cars and a detached single garage with electric door. Area of flower/shrub bedding. Covered entrance porch with light. The driveway extends past the property and leads to an enclosed 'paddock' at the rear.

The rear garden has a block paved patio and an area of artificial lawn with flower/shrub borders. A 5-bar gate leads to the paddock area which has a timber garden shed and attached store and a large timber workshop/garage which has power and light.

**Property Information.**

Local Council is East Cambridgeshire District Council

Council Tax Band is D

The property is Freehold with title number CB398410

Flood Risk is very low.

There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Estimated broadband speeds: Standard 15mbps, Superfast 47mbps & Ultrafast 1800mbps

Construction is timber framed with spray foam roof insulation - There is no onward chain.

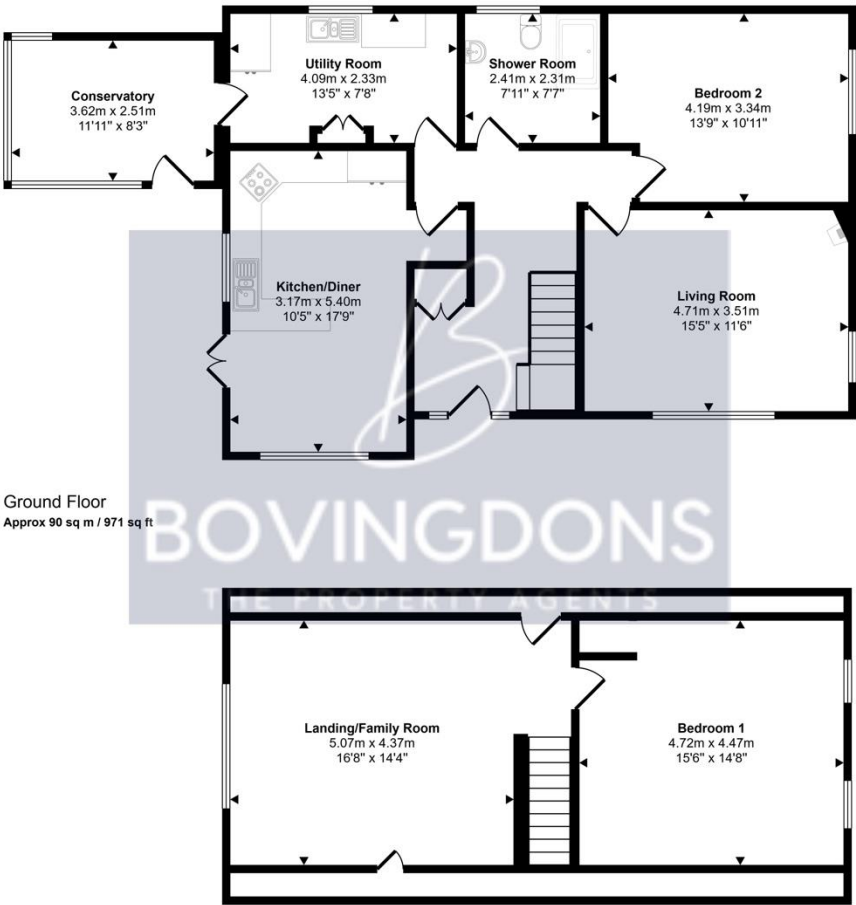






# Floor Plan

Approx Gross Internal Area  
150 sq m / 1612 sq ft



Ground Floor  
Approx 90 sq m / 971 sq ft

First Floor  
Approx 60 sq m / 641 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# 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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# Energy Efficiency Graph

