



## 46 Mereside

Soham, Ely, Cambs, CB7 5XE

**Guide Price £380,000**



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## 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.

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 well-regarded 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 3-bed detached bungalow is situated in a non-estate location close to the station and offers no onward chain. The property benefits from gas central heating, double glazing, conservatory, driveway for 3-4 cars with carport and a single garage. The gardens are well landscaped to front and rear and early viewing is recommended.

## Hallway

Double glazed entrance door and side panel. Coved ceiling. Access to loft space. 2 wall light points. Storage cupboard with shelving. Double airing cupboard with shelving and Baxi gas fired boiler serving central heating and hot water.

**Living Room** - 6.02m x 3.73m (19'9" x 12'3")  
Double glazed window to the side aspect and double-glazed bay window to the front aspect. Two radiators. Coved ceiling with light point. Gas coal effect fire on a marble hearth with stone display shelving. TV Point.

**Kitchen/Breakfast Room** - 3.61m x 3.35m (11'10" x 11'0")  
Refitted with a range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Double glazed windows to the side and rear aspects. Radiator. Fluorescent strip light. Tiled splash areas. Space and plumbing for automatic washing machine and dishwasher. Neff integrated single oven with Neff 4-burner gas hob over and extractor canopy above. Breakfast bar. Cupboard with gas meter. Door to:

**Conservatory** - 3.35m x 2.29m (11'0" x 7'6")  
Upvc double glazed with door to driveway and door to rear garden Radiator. Wall light point. Tiled floor.

**Bedroom 1** - 4.19m x 3.02m (13'9" x 9'11")  
Double glazed window to the rear aspect radiator. Coved ceiling with light point. Built-in wardrobes and over-bed cupboards, with dresser unit and drawers.

**Bedroom 2 - 4.11m x 3.2m (13'6" x 10'6")**

Double glazed window to the front aspect. Radiator. Coved ceiling with light and fan. Built-in wardrobes, drawers and over-bed cupboards.

**Bedroom 3 - 2.9m x 1.98m (9'6" x 6'6")**

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Built-in cupboard with shelving.

**Shower Room - 2.36m x 1.96m (7'9" x 6'5")**

Double glazed window to the rear aspect. Low level WC. Wash basin with mixer tap on vanity unit with cupboards under. Curved corner shower cubicle. Extensive tiling to walls and tiled flooring. Heated towel rail. Spotlights.

**Outside**

The front garden is laid mainly to lawn with flower and shrub borders and pathway to the entrance door.

There is a concrete driveway providing off-road parking for 3-4 cars leading to a single garage. The garage has up 'n' over door, power, light, double glazed window and a door to the rear garden.

The rear garden is well landscaped with area of lawn, raised flower beds and a small pond, paved patio, timber garden shed with power and light and outside lighting. There is access to the side via a personal gate.

**Property Information.**

Local Council is East Cambridgeshire District Council - Council Tax Band is D.

The property is freehold with title CB237590 All main's services are connected, and Flood risk is very low.

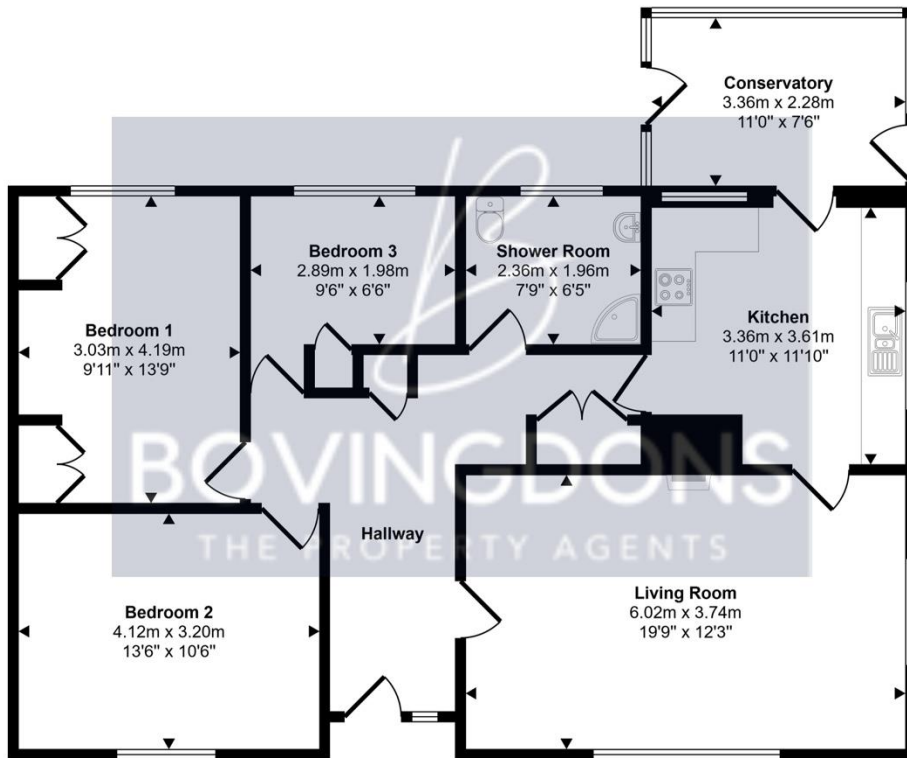
There are no Restrictive Covenants, Easements, Wayleaves or Rights of Way. Est Broadband speeds are Standard 16mbps, Superfast 238mbps & Ultrafast 1800mbps.





## Floor Plan

Approx Gross Internal Area  
98 sq m / 1057 sq ft



Floorplan

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.



## 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.

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