



**Mereside, Soham CB7 5EE**

**welcome to**  
**Mereside, Soham**

An end of terrace house offering well proportioned accommodation throughout with the addition of a conservatory and a loft conversion creating a third bedroom - offered to the market with complete upward chain.

**Lounge**

With radiator, window to front aspect, door to stairs and door to:

**Kitchen/Diner**

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset sink and drainer unit with mixer tap over, built in double under oven with gas hob and extractor over, spaces for appliances, radiator, window to rear aspect and sliding patio doors to:

**Conservatory**

With radiator, windows to three sides and double doors to garden.

**Inner Hall**

With stairs leading to first floor and window to front aspect.





### **First Floor Landing**

With window to side aspect, spiral staircase to bedroom one, doors to:

### **Bedroom Two**

With radiator, built in wardrobes and window to front aspect.

### **Bedroom Three**

With radiator and window to rear aspect.

### **Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, vanity wash hand basin with mixer tap over and storage drawers beneath, window to rear.

### **Bedroom One**

With radiator, built in wardrobes, eaves storage, restricted head height, sky lights and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, wash hand basin, low level w.c, restricted head height, skylight.

### **Outside**

The outside of the property is presented for ease of maintenance and is laid to patio. A driveway to the right of the property provides off road parking for two/three cars.



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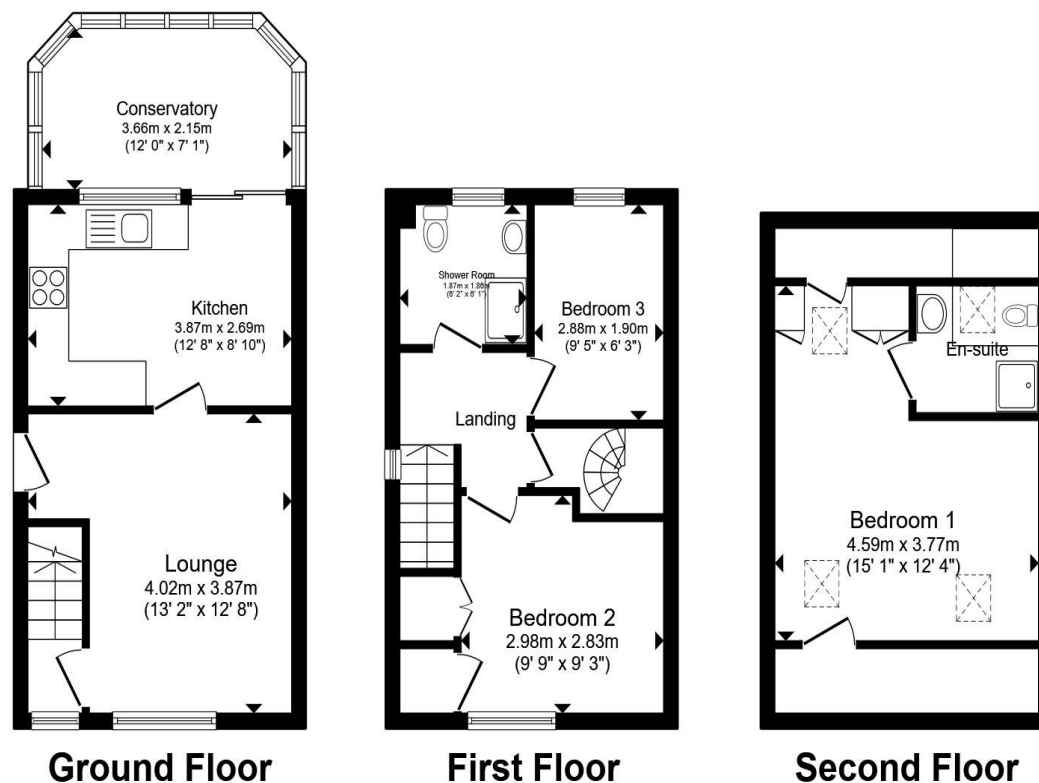


## welcome to Mereside, Soham

- Complete Upward Chain
- End Of Terrace House
- Loft Conversion
- Three Bedrooms
- Addition of Conservatory

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B

offers in the region of  
**£225,000**



Total floor area 83.3 m<sup>2</sup> (897 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
ELY110338 - 0002

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