



**Mereside, Soham, Ely, Cambridgeshire CB7 5EG**

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## 136 Mereside, Soham, Ely, Cambridgeshire, CB7 5EG

A three-bedroom house which offers well planned living accommodation and within walking distance of Soham Railway Station.

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- KITCHEN/DINER
- MAIN BEDROOM WITH ENSUITE SHOWER
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR GARDEN

**Rent £1,300 PM Deposit £1500**  
**Fully Managed Available Now**



**SOHAM** is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. It has a good range of shops, catering for day-to-day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

**ENTRANCE HALL** Radiator, stairs rising to first floor, understairs storage cupboard.

**CLOAKROOM** Comprising pedestal wash basin, low level WC, radiator.

**LIVING ROOM** 15'1" x 10'3" (4.59 m x 3.13 m) Double aspect room with window facing front aspect and double glazed doors to garden. Radiator.

**KITCHEN/DINING ROOM** 15'7" x 11'9" (4.76m x 3.58m) Kitchen area with two windows facing front aspect. One and a half bowl single drainer stainless steel sink unit with mixer tap. Range of base units with drawers and working surfaces over. Matching wall mounted cupboards. Integrated dishwasher and space for washing machine. Four ring gas hob with extractor over and double low level electric ovens. Tiled floor. Dining area with double glazed door leading to garden, radiator and tiled floor.

**LANDING** Double glazed window to rear aspect. Airing cupboard.

**MAIN BEDROOM** 15'0" x 12'2" (4.57 m x 3.70 m) Double aspect room. Radiator.

**ENSUITE SHOWER ROOM** Comprising corner shower cubicle, pedestal wash basin, low level WC, heated towel rail. Vinyl floor covering.

**BEDROOM TWO** 8'4" x 10'2" (2.53 m x 3.11 m) Window facing rear aspect, radiator.

**BEDROOM THREE** 10'2" x 6'6" (3.10 m x 1.97 m) Window to front aspect, radiator.

**FAMILY BATHROOM** Comprising panel bath with hand shower attachment, pedestal wash basin, low level WC, radiator and tiled floor.

**EXTERIOR** Rear Garden with patio and astroturf leading to gate rear pedestrian access to one parking space to the rear of the garden of the house to the right of the property.

**Council Tax** Band C

**EPC** (79/88)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** JVD/7034





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.