



**Dobede Way, Soham, Ely**

EPC Rating 81

**Guide price £175,000**

- 2 bedroom apartment
- Second floor
- Open plan kitchen and living area
- Balcony with pleasant views
- Main bedroom with en-suite

- Gas central heating
- Allocated off road parking
- Within walking distance of local amenities
- Close proximately to Ely and Newmarket
- East Cambs council tax band A



**DOBEDE WAY, SOHAM** Offered to the market is a 2 bedroom second floor apartment in the town of Soham. This property is offered to the market CHAIN FREE or with tenant in situ. The property boasts open plan living and kitchen area with a balcony with pleasant views, main bedroom with en-suite and allocated parking.

**ENTRANCE HALL** With intercom telephone system and full size storage cupboard.

**LIVING ROOM** 19' 3" x 12' 8" (5.87m x 3.86m) Spacious living/dining area with patio doors leading to the balcony with pleasant views.

**KITCHEN** Open plan from the living area is a modern white shaker style kitchen with black speckled worktop and mosaic tile walls. Stainless steel sink unit, 4 ring gas hob with electric oven below and concealed extractor fan above. Space for a fridge/freezer, tumble dryer and plumbing for a washing machine with window to the side.

**BEDROOM ONE** 12' 0" x 8' 10" (3.66m x 2.69m) Double bedroom with window to the rear and door leading to adjoining en-suite.

**EN-SUITE** 3 piece suite comprising tiled shower enclosure, WC and wash basin. Tiled walls, vinyl flooring and extractor fan.

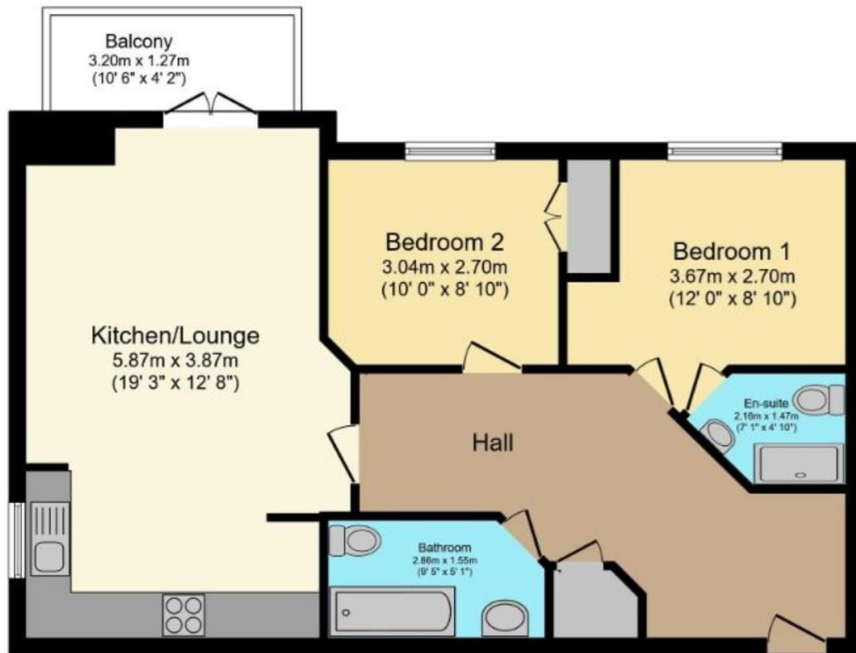
**BEDROOM TWO** 10' 0" x 8' 10" (3.05m x 2.69m) With window to the rear.

**BATHROOM** 3 piece suite with panelled bath with hand shower attachment, WC and pedestal wash basin. Vinyl flooring, part tiled walls and extractor fan.

**OUTSIDE** The property benefits from 1 allocated parking space.

**AGENT NOTE** Tenure: Leasehold  
Annual charges: £1200  
Leasehold length: 111 years  
Council tax band: A

\*The photos are stock pictures from when the property was advertised for rent in 2020.\*



Total floor area 69.2 sq.m. (745 sq.ft.) approx

**COUNCIL TAX BAND**

Tax band A

**TENURE**

Leasehold

**LOCAL AUTHORITY**

East Cambridgeshire District  
Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

