

82 Dobede Way - Offers Over £155,000

Soham Cambridgeshire CB7 5FN

shires
residential



"Consistently providing outstanding service to our clients"

Offers Over £155,000

The Property

Located close to the TRAIN STATION with links to Cambridge/ London/ Bury St Edmunds is this TWO BEDROOM apartment with OPEN PLAN dining kitchen area that extends to a JULIETTE BALCONY. Offered CHAIN FREE. The property features gas radiator heating and DOUBLE GLAZING, ensuring warmth and comfort all year round.

With 1 bathroom and 2 well-proportioned bedrooms, this flat is ideal for a small family, a couple, or even as an investment opportunity. The allocated parking space adds convenience to your daily routine, making coming home a breeze.

There is also an OFF ROAD PARKING space for convenience.

Don't miss out on the chance to make this charming flat your own. Book a viewing today and envision the possibilities that this lovely property in Soham has to offer.

Features

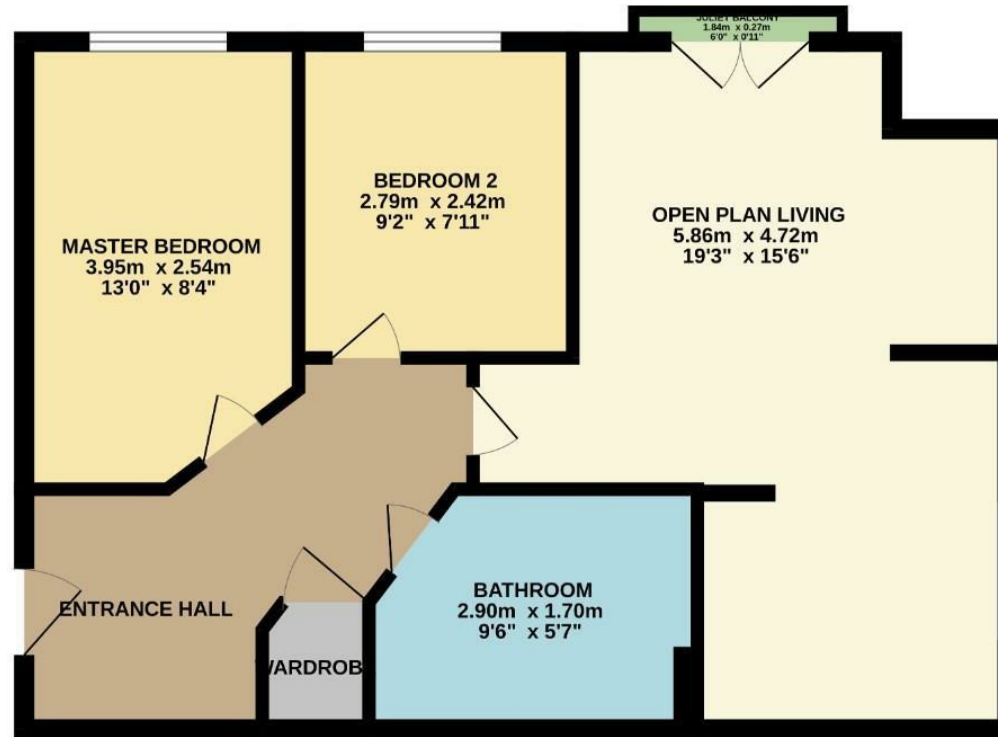
- CHAIN FREE
- 2 BEDROOM SECOND FLOOR APARTMENT
- GAS RADIATOR HEATING
- DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- JULIETTE BALCONY TO LIVING AREA
- WALKING DISTANCE TO TRAIN STATION
- FITTED KITCHEN WITH OVEN AND HOB
- RENEWED BOILER
- CALL NOW TO VIEW





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
51.6 sq.m. (555 sq.ft.) approx.



TOTAL FLOOR AREA : 51.6 sq.m. (555 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 5.2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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