



33 Dobede Way

Soham, Ely, Cambs, CB7 5ZJ

Guide Price £299,995



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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 4-bed terraced townhouse situated on this popular residential development just a short walk from the rail station, village college and high street shops benefits from gas central heating, double glazing, ensuite, cloakroom two parking spaces and faces an area of open space with a play area.

Entrance Hall

Stairs to first floor landing. Radiator. Two ceiling light points. Central heating thermostat.

WC - 1.75m x 0.86m (5'9" x 2'10")

Low level WC. Corner wash basin. Radiator. Extractor. Ceiling light point

Living Room - 4.11m x 3.91m (13'6" x 12'10")

Two radiators. Double glazed French doors to the rear garden with side panels. Telephone point. TV point. Ceiling light point.

Kitchen/Breakfast Room - 5.18m x 2.36m (17'0" x 7'9" reduces to 6'2".)

Range of units at base and wall level with work surfaces over. One and a half bowl sink with mixer tap. Double glazed window to the front aspect. Tiled splash areas. Integrated automatic washing machine. Integrated automatic dishwasher. Integrated fridge/freezer. Integrated oven with 4 burner gas hob over and extractor hood above. Two ceiling light points. Cupboard housing Ideal gas fired boiler serving central heating and hot water. Boiler control panel. Fusebox. Radiator.

First Floor Landing

Double glazed window to the front aspect. Stairs to second floor. Radiator. Two ceiling light points.

Bedroom 2 - 3.91m x 3.78m (12'10" x 12'5")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Range of mirror-fronted wardrobes to one wall.

Bedroom 4 - 3.33m x 1.91m (10'11" x 6'3")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Bathroom - 2.08m x 1.88m (6'10" x 6'2")

Panelled bath with mixer tap, shower attachment and screen. Tiled splash areas. Pedestal wash basin. Low level WC. Extractor. Radiator. Ceiling light point.

Second Floor Landing

Access to loft space. Radiator. Ceiling light point.

Bedroom 1 - 3.91m x 2.87m (12'10" x 9'5" plus 8'0" x 5'8")

Double glazed window to the rear aspect. Range of wardrobes with mirror fronts to one wall. Telephone point. Ceiling light point. Radiator. Door to:

Ensuite - 2.72m x 1.37m (8'11" x 4'6")

Double width shower cubicle. Low level WC. Pedestal wash basin. Radiator. Ceiling light point. Extractor.

Bedroom 3 - 3.58m x 2.82m (11'9" x 9'3")

Double glazed window to the front aspect. Ceiling light point. Radiator. Airing cupboard with hot water tank.

Outside

There is two parking spaces to the front, gas and electric meter cupboards and a canopy over the entrance door.

The private rear garden has artificial lawn, patio, water tap, and timber fencing to the boundary. Personal gate giving rear pedestrian access.

Notes

Council is East Cambridgeshire District Council
COUNCIL TAX BAND: C

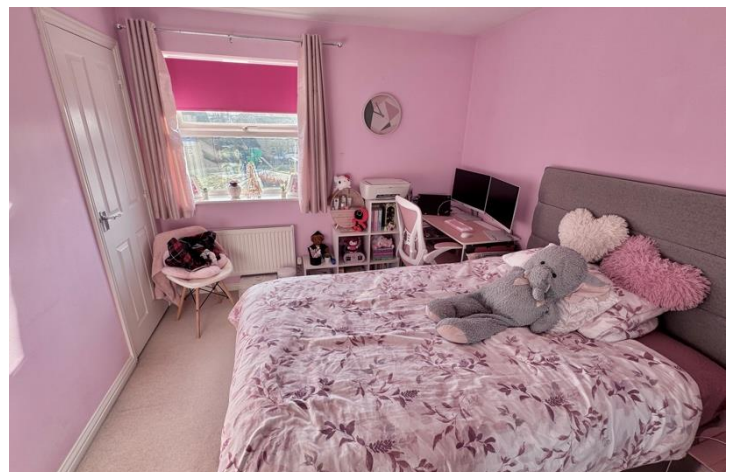
The property is freehold with registered title CB351119

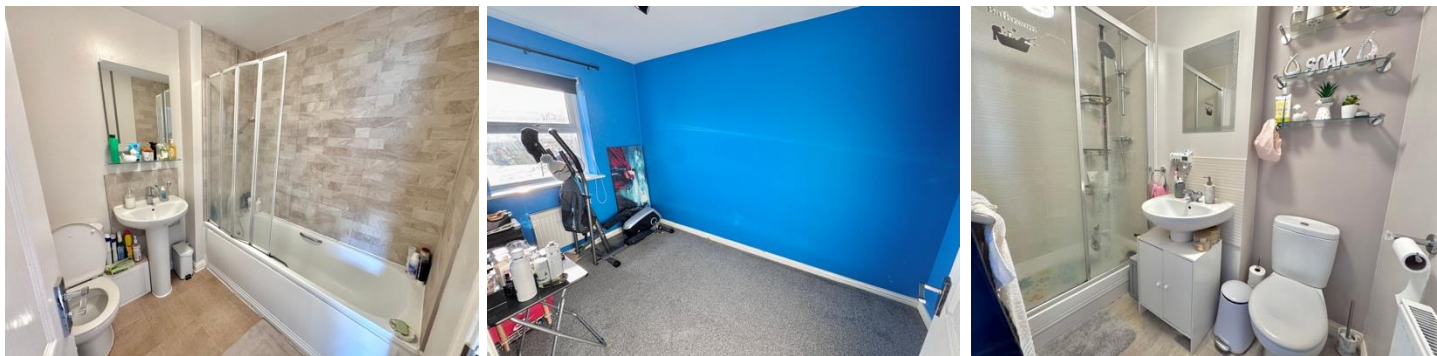
All main utilities are connected

Flood risk is very low.

Restrictions apply but there are no Wayleaves, Easements or Rights of Way

Estimated broadband speeds are Standard 16mbps, Superfast 42mbps & Ultrafast 1800mbps

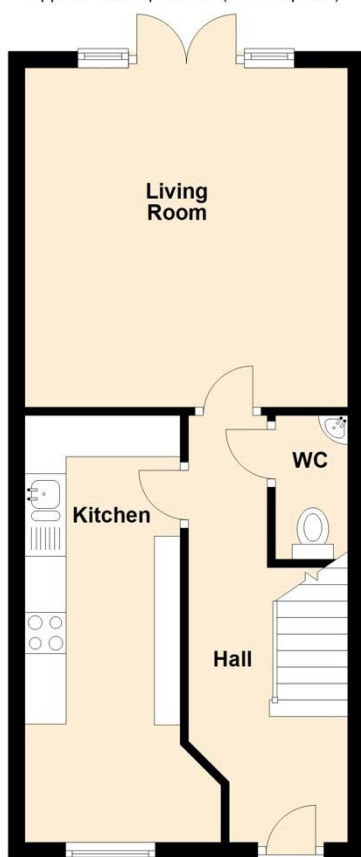




Floor Plan

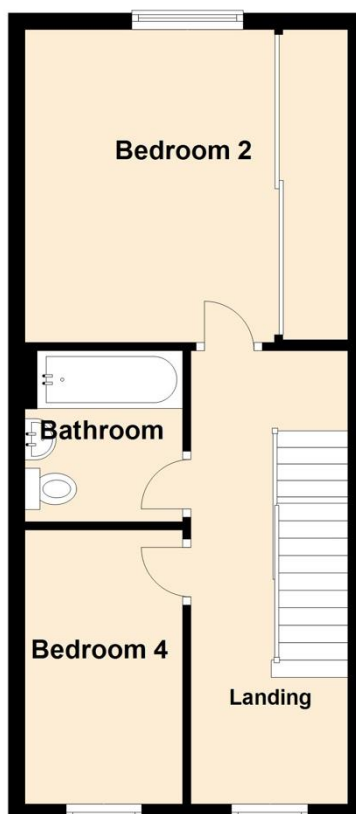
Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



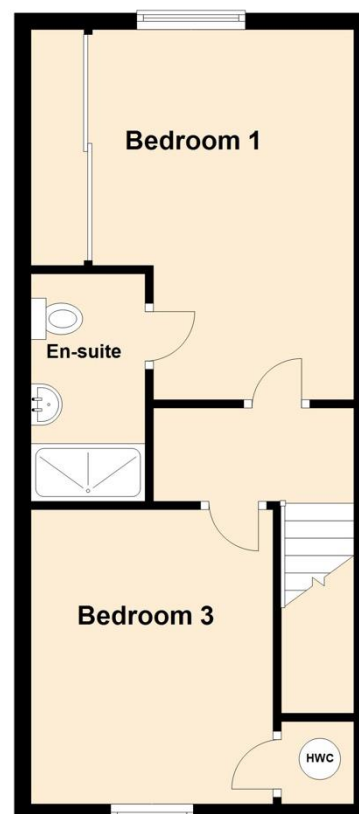
First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Second Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 110.1 sq. metres (1185.4 sq. feet)

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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