



3 Dobede Way
Soham, Ely, Cambs, CB7 5ZJ

Guide Price £290,000



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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

Well-presented 3-bedroom terrace townhouse on the edge of this popular development, which benefits gas central heating, double glazing, integral garage, cloakroom, ensuite and first floor living. Located a short walk from the rail station and close to Library, Village College and shops, this as a great first-time purchase.

Hall

Part double glazed entrance door. Fuse box. Radiator. Central heating thermostat. Two ceiling light points. Stairs to first floor with understairs storage space. Door to integral garage. Door to:

WC - 1.75m x 0.84m (5'9" x 2'9")

Low level WC. Pedestal wash basin. Tiled splash areas and tiled floor. Radiator. Extractor fan. Ceiling light point.

Kitchen/Diner - 5.05m x 2.97m (16'7" x 9'9")

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl stainless steel sink with mixer tap. Integrated fridge/freezer. Integrated stainless steel double oven with a 4-burner gas hob over and stainless-steel extractor hood above. Integrated dishwasher. Integrated washing machine. Cupboard housing Ideal gas fired boiler serving central heating and hot water. Tiled splash areas and tiled floor. Double glazed window to the rear aspect. Double glazed patio doors to the rear garden. Radiator. Two ceiling light points.

Landing

Cupboard housing hot water tank and shelving. Two ceiling light points. Two radiators. Double glazed window to the front aspect. Stairs to the second floor.

Living Room - 4.85m x 3m (15'11" x 9'10")

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

Bedroom 2 - 5.08m x 3.07m (16'8" x 10'1")

Two double glazed windows to the rear aspect. Two radiators. Two ceiling light points.

Landing

Access to loft space. Radiator. Mains wired fire alarm. Ceiling light point.

Bedroom 1 - 5.05m x 3.48m (16'7" x 11'5")

Double glazed window to the front aspect. Radiator. Built in cupboards/drawers to recess. TV Point. Ceiling light point. Door to:

Ensuite - 2.87m x 1.19m (9'5" x 3'11")

Shower cubicle. Low level WC. Pedestal wash basin. Heated towel rail. Tiled splash areas and tiled floor. Spotlights to ceiling.

Bedroom 3 - 3.2m x 3.18m (10'6" x 10'5")

Two double glazed skylight windows to the rear aspect. Radiator. Ceiling light point.

Bathroom - 2.84m x 1.78m (9'4" x 5'10")

Double glazed skylight window to the rear aspect. Panelled bath with shower attachment, mixer tap and shower screen. Low level WC. Pedestal wash basin. Tiled splash areas and tiled floor. Heated towel rail. Ceiling light point.

Outside

The frontage of the property has a block paved driveway for 2 vehicles, leading to an Integral single garage with up 'n' over door, power and light that has a door into the hallway. Electric meter cupboard and a canopy over the entrance door.

The rear garden has timber fencing to the boundaries with a personal gate to the rear and currently requires new turf.

Property Information.

Local council is East Cambridgeshire District Council - Council Tax Band is C.

The property is Freehold with registered title CB344989

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

The property is in the Soham Conservation area.

All main utility services are connected.

Flood risk is very low.

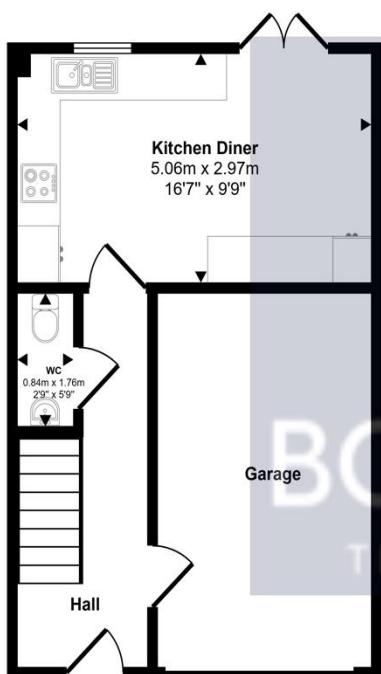
Estimated broadband speeds are Standard 16mbps, Superfast 42mbps and Ultrafast 1800mbps





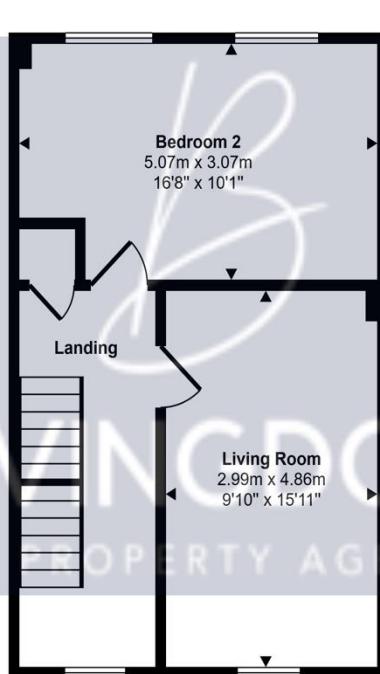
Floor Plan

Approx Gross Internal Area
123 sq m / 1326 sq ft



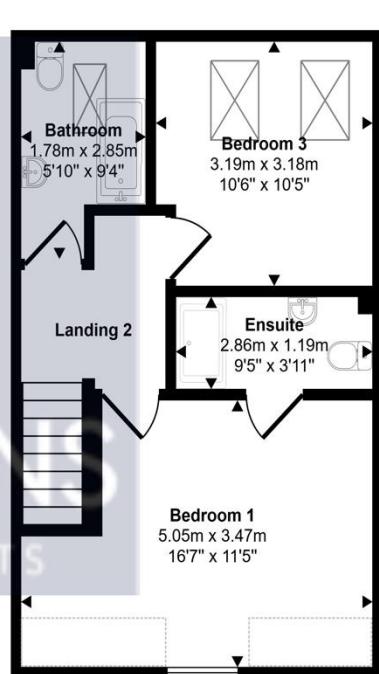
Ground Floor

Approx 40 sq m / 434 sq ft



First Floor

Approx 41 sq m / 442 sq ft



Second Floor

Approx 42 sq m / 450 sq ft

Denotes head height below 1.5m

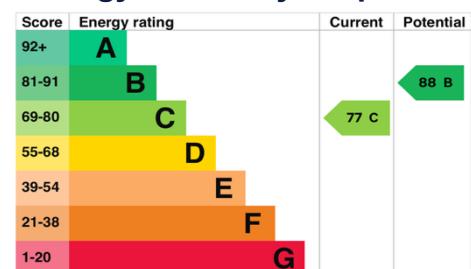
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.