

Dobede Way, Soham
Ely, CB7 5ZJ
Guide Price £290,000

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Dobede Way, Ely, CB7 5ZJ

A beautifully presented end of terrace home which would make an ideal first time purchase set within this quiet development in the popular town of Soham.

Accommodation includes a living room/diner, re-fitted kitchen, WC, three bedrooms with an en-suite to the master and a main bathroom.

Complete with an enclosed rear garden with gate leading to a single garage with an up and over door.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Entrance Hall
With staircase leading up to the first floor and door through to the:

Sitting/Dining Room
16'0" x 13'10"
Spacious room with TV connection point, useful storage cupboarded, laid laminate wood flooring, radiator, window to the rear aspect and French doors leading out to the garden.

Kitchen
10'8" x 8'8"
Bespoke fitted kitchen with a range of matching eye and base level storage units and working surfaces over. Tiled splashback areas. Intergerned double oven, gas-burner hob with extractor hood above, fridge/freezer and dishwasher. Space and plumbing for a washing machine. Ceramic sink and drainer with mixer tap. Window to the front aspect.

WC
Recently updated with low level WC and hand basin.

FIRST FLOOR

Bedroom 1
11'7" x 9'3"
Double bedroom with radiator, window to the rear aspect and door through to the:

Ensuite
Recently renovated to include low level WC, hand-basin, walk-in shower cubicle, part tiled walls and tiled flooring.

Bedroom 2
10'1" x 9'3"
Double bedroom with radiator and window to the front aspect.

Bedroom 3
6'9" x 6'9"
With radiator and window to the rear aspect.

Bathroom
6'10" x 6'9"
Recently renovated three piece bathroom suite comprising of a low level WC, hand-basin with cupboards under, panelled bath with shower head attachment, part-tiled walls, tiled flooring, heated towel rail and obscured window to the rear aspect.

Outside - Rear
Enclosed rear garden with lawn area leading up to the patio. Raised wooden boarders with shrubbery. Rear pedestrian gate that leads to the garage.

Outside - Front
The front provides a foot path and access leading to front entrance.

Property Information:
EPC - C
Tenure - Freehold
Council Tax Band - B (East Cambs)
Property Type - End Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 77 SQM
Parking – Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.

GROUND FLOOR
393 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) 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.
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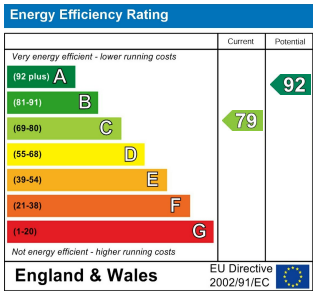
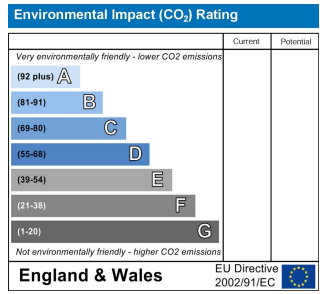
- **End of Terrace Home**
- **Quiet Development**
- **Ideal First Time Buy**
- **Beautifully Presented**
- **3 Good Sized Bedrooms**
- **En-Suite To Master**
- **Enclose Rear Garden**
- **NO UPWARD CHAIN**







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