BOVINGDONS
THE PROPERTY AGENTS



82 Dobede Way, Soham

Soham, Ely, Cambs, CB7 5FN

Guide Price £135,000

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Description
This second floor apartment offers 2 bedrooms, open plan living area, bathroom, allocated parking and no onward chain. Situated within this popular residential area, close to the Railway Station and Village College. Having been let for several years, it does require some cosmetic improvement but would be a good first time or investment property.

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/A11.
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 highly-rated 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/M11.

Hallway
Radiator. Storage cupboard with fuse box and shelving. Central heating thermostat. Communal entrance intercom. Two ceiling light points.

Living/ Kitchen Room - 5.94m x 3.81m (19'6" x 12'6")
Double glazed patio doors to Juliet balcony to the front aspect. Two ceiling light points. Radiator. Units at base and wall level with work surfaces over incorporating a one and a half bowl stainless steel sink with mixer tap. Double glazed window to the side aspect. Spaces and plumbing for automatic washing machine and dishwasher. Space for upright fridge freezer. Stainless steel single oven with 4-burner gas hob over and an extractor above. Cupboard housing gas fired boiler serving central heating and hot water. Ceiling light point and mains wired fire alarm.

Bedroom 1 - 4.01m x 2.51m (13'2" x 8'3")
Double glazed window to the front aspect. Radiator. Ceiling light point. Door to:

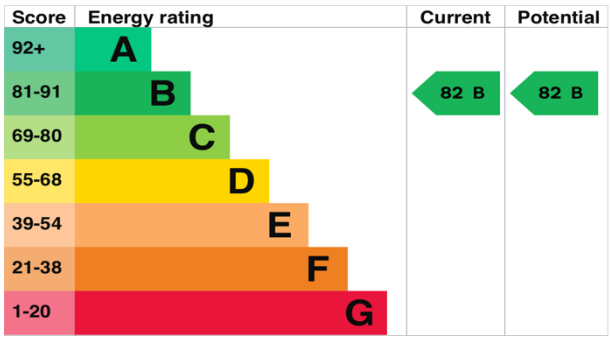
Bedroom 2 - 2.84m x 2.44m (9'4" x 8'0")
Double glazed window to the front aspect. Radiator. Ceiling light point.

Bathroom - 2.84m x 1.68m (9'4" x 5'6")
Panelled bath. Low level WC. Pedestal wash basin. Radiator. Tiled splash areas. Extractor fan. Ceiling light point.

Outside
Communal grounds with allocated parking space and visitor parking. Communal entrance hall with post boxes and staircase to the upper floors.

Property Information
Local Council is East Cambridgeshire District Council _
Council Tax Band is A.
The property is leasehold with 104 years remaining.
Registered title is CB367114
All main Utility services are connected.
Flood risk is very low.
There are no Restrictive Covenants, Wayleaves , Easements or Rights of Way
Estimated Broadband Speeds are Standard 18mbps, Superfast 38mbps & Ultrafast 1800 mbps

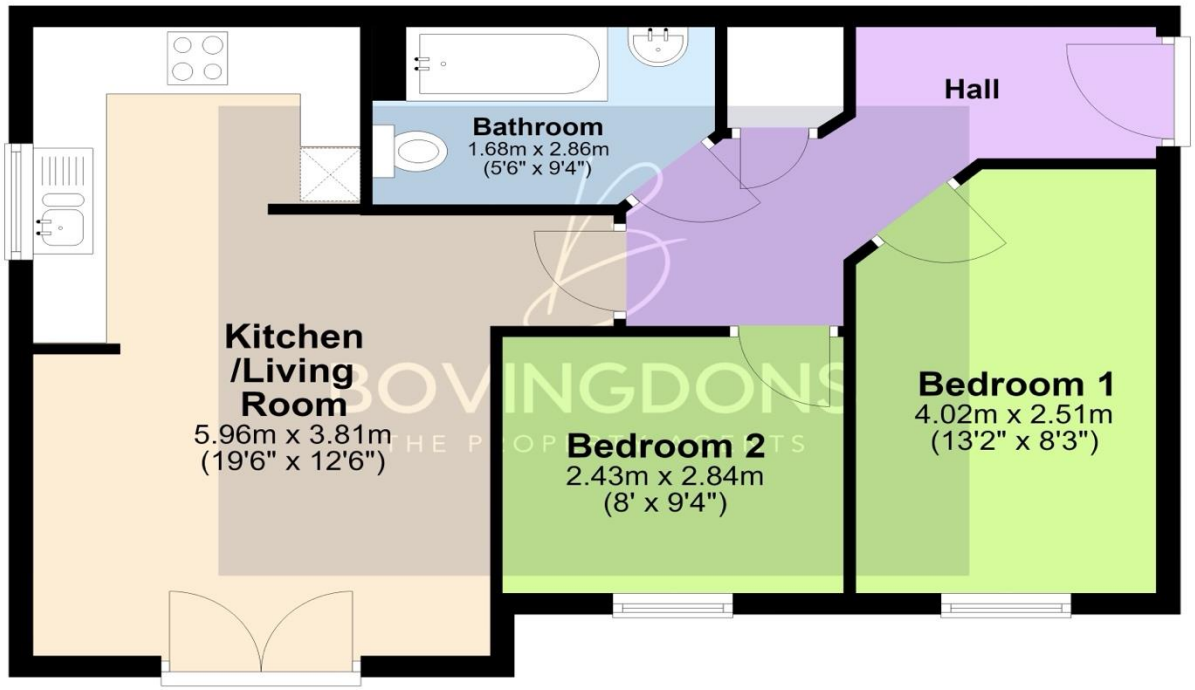
Energy Efficiency Graph







Floor Plan



Total area: approx. 52.5 sq. metres (564.7 sq. feet)

ID & AML Checks
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

Viewing

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

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.

41a High Street, Soham, Ely, Cambs, CB7 5HA
Tel: 01353 725723. Email: info@thebovingdons.co.uk. https://www.thebovingdons.co.uk