



1 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

This 3-bed terraced townhouse is situated on this popular development located close to the Railway Station, High Street Shops and Village College and benefits from gas central heating, double glazing, cloakroom, ensuite, and two allocated parking spaces to the front. The property has a good-sized garden to the front side and rear. Viewing is highly recommended.

Hallway

Stairs to first floor. Radiator. Two ceiling light points. Mains wired fire alarm. Central heating thermostat. Understairs storage space.

WC - 1.7m x 0.84m (5'7" x 2'9")

Low level WC. Corner wash basin. Extractor fan. Tiled splash areas. Ceiling light point.

Living Room - 4.01m x 3.81m (13'2" x 12'6")

Double glazed patio doors and side panels to rear garden. TV point. Two radiators. Ceiling light point.

Kitchen/Diner - 5.16m x 2.41m (16'11" x 7'11")

Range of units @ base and wall level with roll top work surfaces over incorporating a one and a half bowl stainless steel sink with mixer tap. 4-Burner gas hob. Double oven. Stainless steel extractor canopy above. Tiled splash areas. Space and plumbing for automatic washing machine. Integrated fridge freezer. Cupboard housing wall hung Ideal gas fired boiler serving central heating and hot water.

Landing

Two ceiling light points. Double glazed window to front aspect. Radiator. Mains wired fire alarm.

Bedroom 2 - 3.91m x 3.71m (12'10" x 12'2")

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

Bedroom 3 - 3.33m x 1.88m (10'11" x 6'2")

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

Bathroom - 2.06m x 1.85m (6'9" x 6'1")

Second Floor Landing

Radiator. Ceiling light point.

Bedroom 1 - 3.84m x 3.66m (12'7" x 12'0")

Two double glazed Velux skylight windows to the rear aspect. Radiator. Access to loft space. TV Point. Storage cupboards. Dressing area with double wardrobe with sliding mirror fronted doors.

Ensuite - 2.9m x 2.82m (9'6" x 9'3")

Double glazed window to front aspect. Radiator. Tiled floor. Tiled splash areas. low level WC. Pedestal wash basin. Double shower cubicle. Extractor fan. Spotlights.

Outside

The property has 2 allocated parking spaces to the front and a particular benefit is a large area of lawn to the front and side. There is a path to a canopied entrance door. Good sized rear and side garden which is laid to lawn and has timber fencing to the boundary and a gate to the front. Raised flower/shrub bedding. Outside tap. Timber garden shed.

Property Information.

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

The property is Freehold with registered title CB347644

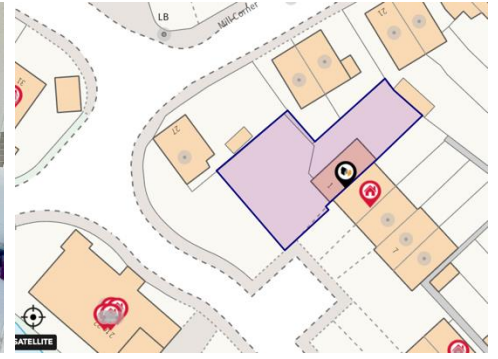
Flood Risk is very low.

All mains utilities are connected.

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

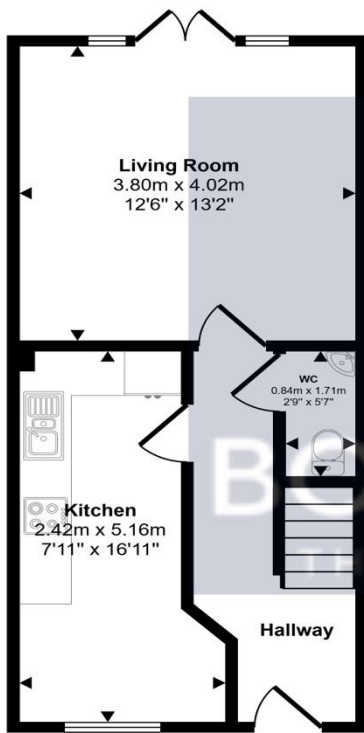
Estimated Broadband speeds are Standard 16mbps, Superfast 45mbps & Ultrafast 1000mbps



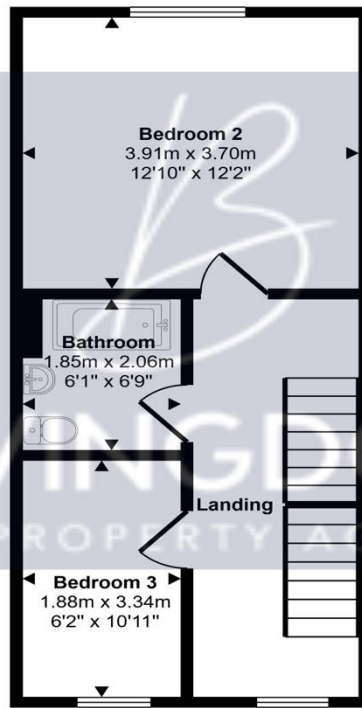


Floor Plan

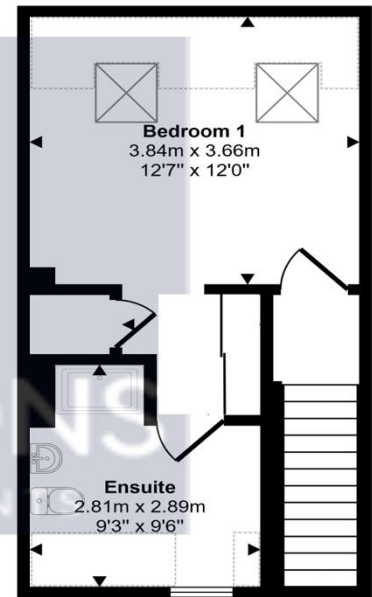
Approx Gross Internal Area
103 sq m / 1108 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft



First Floor
Approx 37 sq m / 395 sq ft



Second Floor
Approx 30 sq m / 326 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.

Energy Efficiency Graph

EPC

COMMISSIONED

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.