



64 Dobede Way

Soham, Ely, Cambs, CB7 5FN

Guide Price £150,000



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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 ground floor, 2-bed apartment close to the Station, Village College and High Street shops. The property benefits from gas central heating, double glazing, ensuite, open plan living/kitchen, private patio and an allocated carport & no onward chain.

Hall

Entry phone. Tiled floor. Storage cupboard. Radiator. Two ceiling light points.

Open Plan Living. - 6.2m x 4.7m (20'4" x 15'5") max

Open plan with a range of kitchen units at base and wall level with roll top work surfaces incorporating a one and a half bowl sink with mixer tap. Double glazed window to the side aspect. Cupboard housing Ideal Gas fired boiler serving central heating and hot water. Tiled splash areas. Space and plumbing for an automatic washing machine. Integrated Zanussi stainless steel oven with a 4-burner gas hob above and extractor over. Space for upright fridge/freezer. Tiled floor. Ceiling light point. The living area has two radiators, double glazed window to the side aspect and double-glazed patio doors to the rear patio.

Bedroom 1 - 3.53m x 2.64m (11'7" x 8'8")

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

Ensuite - 2.11m x 1.47m (6'11" x 4'10")

Shower cubicle to the corner. Pedestal wash basin. Low level WC. Radiator. Tiled splash areas. Ceiling light point and spotlight.

Bedroom 2 - 3.05m x 2.59m (10'0" x 8'6")

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

Bathroom - 2.84m x 1.52m (9'4" x 5'0")

Panelled bath with Aqualisa electric shower over and shower screen. Pedestal wash basin. Low level WC. Radiator. Tiled splash areas. Extractor fan. Ceiling light point.

Outside

There are communal grounds with allocated car port and visitor parking. Secure entry communal entrance hall with post boxes and staircase to the upper floors. To the rear is a small private patio with wrought iron surround overlooking the Lode.

Property Information.

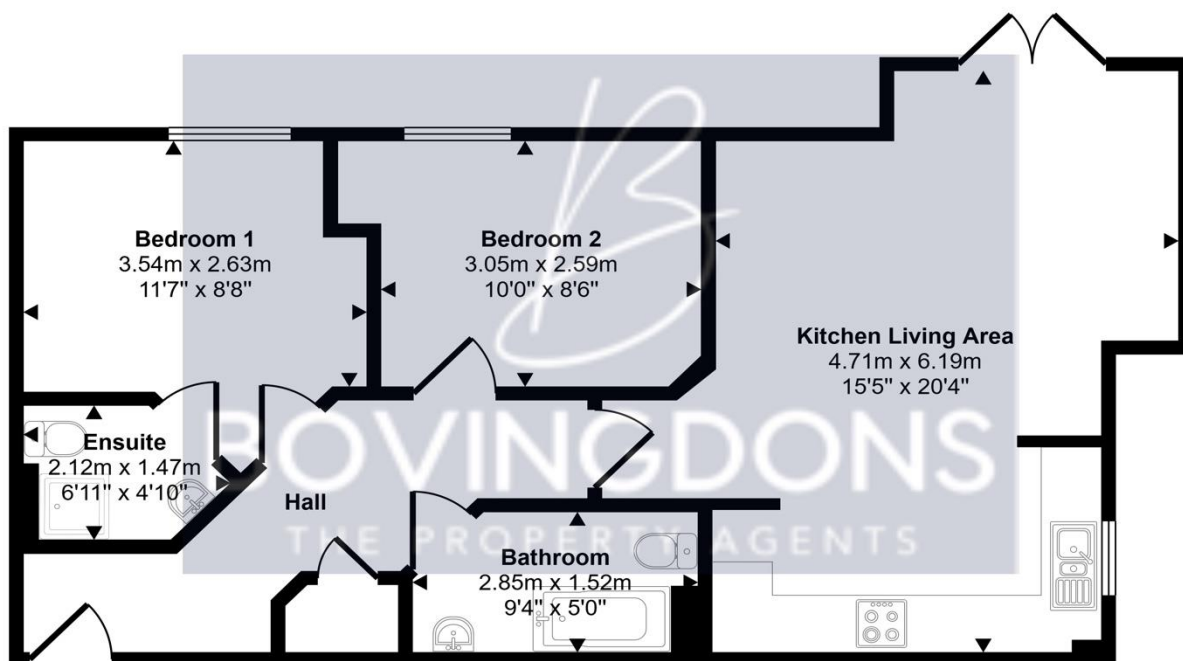
Local Council is East Cambridgeshire District Council - Council Tax Band is A. The property is Leasehold with 106 years remaining (Ends 01/01/2033) Registered title is CB 366551 Flood risk is very low All main utility services are connected. There are No Restrictive Covenants, Easements, Wayleaves or Rights of Way Estimated Broadband speeds are Standard 16mbps, Superfast 41mbps & Ultrafast 1800mbps.





Floor Plan

Approx Gross Internal Area
64 sq m / 684 sq ft



Floorplan

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

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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