



BOVINGDONS
THE PROPERTY AGENTS



138 Dobede Way
Soham, Ely, Cambs, CB7 5FN
Guide Price £150,000



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138 Dobede Way, Soham, Ely, Cambs, CB7 5FN

Description

Well presented first floor, 2 bedroomed apartment in this popular area close to the Railway Station, Village College and High Street shops. The property benefits from gas central heating, double glazing, ensuite, open plan living/kitchen and an allocated parking space. No Onward Chain.

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 A1.

Hallway

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

Living Area - 3.86m x 2.9m (12'8" x 9'6")

Double glazed patio doors to Juliet balcony to the front aspect. Two ceiling light points. Radiator.

Kitchen Area - 3.91m x 2.41m (12'10" x 7'11")

Units at base and wall level with roll-top work surfaces over incorporating a one and a half bowl stainless steel sink with mixer tap. Double glazed window to the side aspect. Tiled floor. Spaces and plumbing for automatic washing machine and dishwasher. Space for upright fridge freezer. Zanussi single oven with Zanussi 4-burner gas hob over, stainless steel splash back and an extractor above. Cupboard housing Ideal Logic gas fired boiler serving central heating and hot water. Ceiling light point and mains wired fire alarm.

Bedroom 1 - 3.71m x 3.51m (12'2" x 11'6")

Double glazed window to the front aspect. Radiator. Ceiling light point. Door to:

Ensuite - 2.08m x 1.45m (6'10" x 4'9")

Shower cubicle. Pedestal wash basin. Low level WC. Tiled splash areas. Radiator. Extractor fan. Ceiling light point.

Bedroom 2 - 2.95m x 2.51m (9'8" x 8'3")

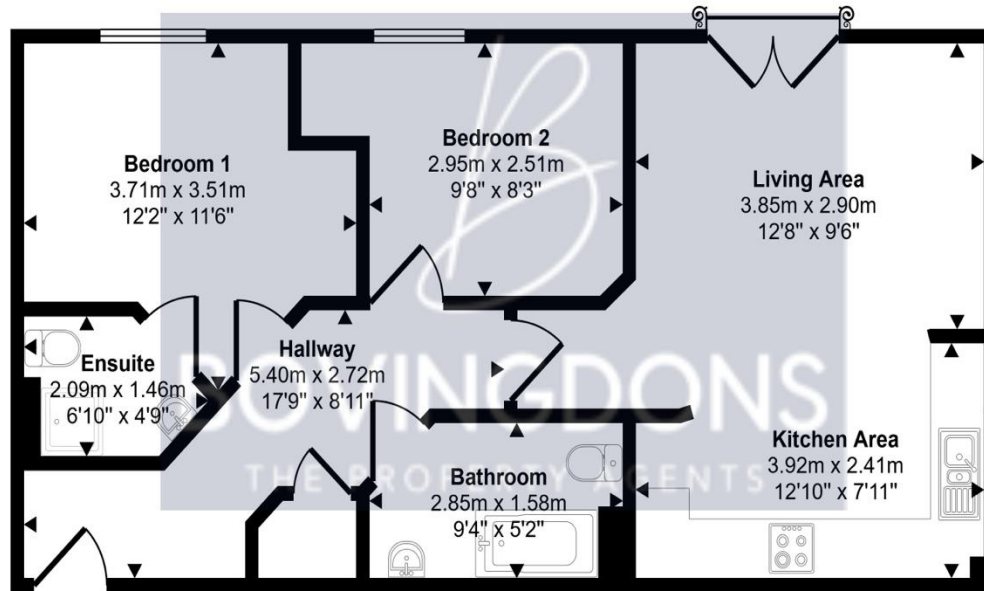
Double glazed window to the front aspect. Radiator. Ceiling light point.



Energy Efficiency Graph

EPC
COMMISSIONED

Approx Gross Internal Area
59 sq m / 636 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.

Bathroom. - 2.84m x 1.57m (9'4" x 5'2")

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.

Council is East Cambridgeshire District Council - Council Tax Band is A
The property is Leasehold with 106 years remaining. (End date 01/01/2133)

Service management charge is circa £1,672 per annum (tbc). Ground Rent is £150 per annum.

Flood risk is very low.

All main utility services are connected.

The property is in Soham conservation area.

There are no restrictive Covenants, Easements, Wayleaves or Rights of Way

Estimated broadband speeds are Standard 16 mbps, Superfast 36mbps & Ultrafast 1800mbps



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