



## 59 Dobede Way

Soham, Ely, Cambs, CB7 5ZJ

**Guide Price £295,000**





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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 3 bed terraced townhouse on this popular development which is located close to the Railway Station, High Street Shops and Village College. Benefitting from gas central heating, double glazing, cloakroom, ensuite, dressing area and allocated parking. Viewing is recommended.

## Hallway

Stairs to first floor. Radiator. Understairs storage cupboard. Two ceiling light points.

**WC** - 1.7m x 0.86m (5'7" x 2'10")

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

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

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Zanussi 4-Ring gas hob, Zanussi single electric oven with extractor over. Cupboard housing Vaillant gas fired boiler serving central heating and hot water. Integrated fridge freezer. Radiator. Double glazed window to the front aspect. Fusebox. Two ceiling light points.

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

Double glazed patio doors and side panels to the rear garden. Two radiators. TV and Telephone points. Two ceiling light points.

## Landing

Two ceiling light points. Radiator. Double glazed window to the front aspect. Stairs to the second floor.

**Bedroom 2** - 3.76m x 3.71m (12'4" 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 the front aspect. Radiator. Ceiling light point.

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

Panelled bath with mixer tap and shower attachment. Pedestal wash basin. Low level WC. Tiled splash areas. Radiator. Extractor. Ceiling light point.

**Landing 2**

Radiator. Ceiling light point.

**Bedroom 1** - 3.81m x 3.66m (12'6" x 12'0")

Two double glazed Velux windows to the rear aspect. radiator. Ceiling light point. Built-in single storage cupboard. Opening to a dressing area (5'5" x 5'3") with space for wardrobes, access to loft space and ceiling light point.

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

Pedestal wash basin. Low level WC. Shower cubicle. Tiled splash areas. Double glazed window to the front aspect. Extractor. Radiator. Ceiling light point and spotlight.

**Outside**

The frontage of the property has a canopy over the entrance door, electric and gas meter cupboards and outside light. Allocated parking space for one vehicle. - The enclosed rear garden is paved and has a shed, outside tap, personal gate to the rear and area of shrub beds.

**Property Information.**

Council is East Cambridgeshire District Council  
Council Tax Band is C - Title number CB434773.

Flood risk is low

We are not aware of any Wayleaves, Easements or Rights of Way

(The property is currently a leasehold property with 991 years remaining). We are offering the Freehold and 100% ownership for sale -

Estimated Broadband Speeds: Standard

16mbps, Superfast 40mbps, Ultrafast 1000mbps.

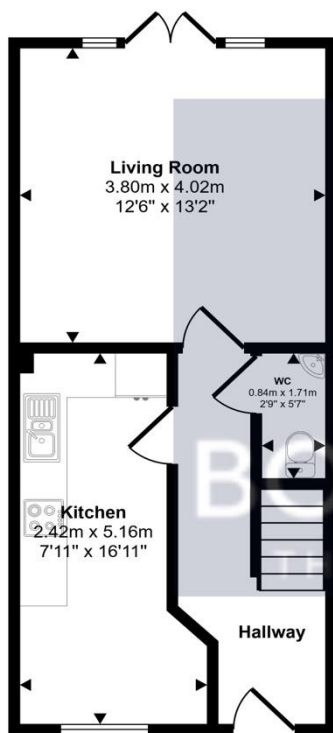




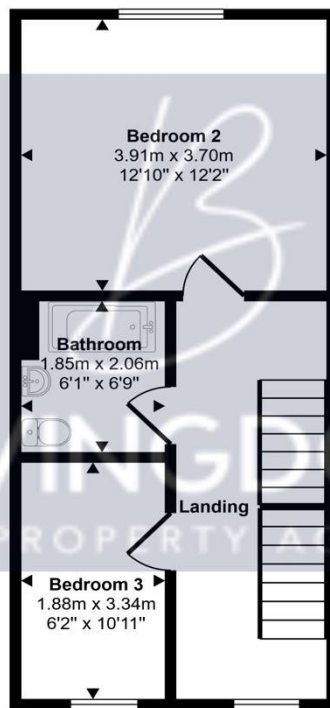


## Floor Plan

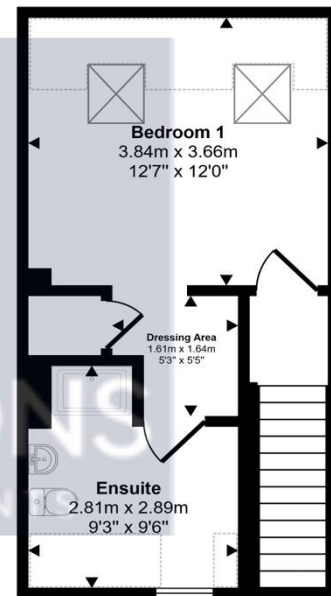
Approx Gross Internal Area  
103 sq m / 1108 sq ft



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

AWAITING  
EPC

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.