



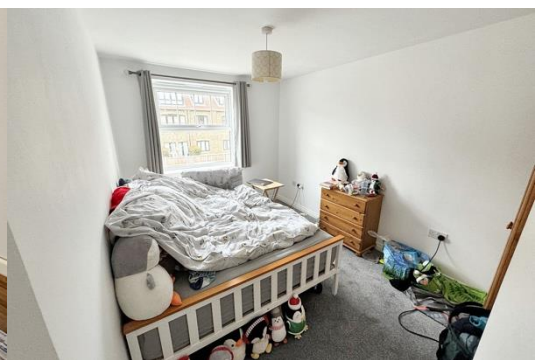
160 Dobede Way

Soham, Ely, Cambs, CB7 5FN

Guide Price £169,950



This 2-bedroom first floor apartment is located on this popular development close to the Railway Station, High Street shops and Village College. The well-presented apartment offers gas central heating, double glazing, an ensuite to bedroom 1 and allocated carport.



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 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.

Hallway

Radiator. Three ceiling light points. Intercom. Central heating thermostat. Built-in cupboard. Fusebox.

Living Room - 4.47m x 3.43m (14'8" x 11'3")

Double glazed patio doors to 'Juliette' balcony. Two radiators. Two ceiling light points. TV and telephone points. Opening to:

Kitchen - 2.44m x 2.21m (8'0" x 7'3")

Range of units at base and wall level with work surfaces and upstands over. One and a half bowl stainless steel sink with mixer tap. Double glazed window to the side aspect. Cupboard housing Ideal Logic gas fired boiler serving central heating and hot water. Space and plumbing for automatic washing machine. 4-Ring Zanussi gas hob. Zanussi single electric oven with stainless steel splash back panel and an extractor over. Space for upright fridge/freezer. Ceiling light point.

Bedroom 1 - 3.71m x 2.57m (12'2" x 8'5")

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

Ensuite - 2.49m x 1.96m (8'2" x 6'5")

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

Bedroom 2 - 3.61m x 1.78m (11'10" x 5'10")

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

Bathroom - 2.03m x 1.88m (6'9" x 6'3")

Panelled bath. Low level WC. Pedestal wash basin. Radiator. Tiled splash areas. Extractor. Ceiling light point.

Outside

There is an allocated carport providing off-street parking to the front.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is A

The property is Leasehold with 125 years from 01/01/2008 (107 Years remaining)

Service/Management charge is £2,273 per year.

Registered Title number is CB383382

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

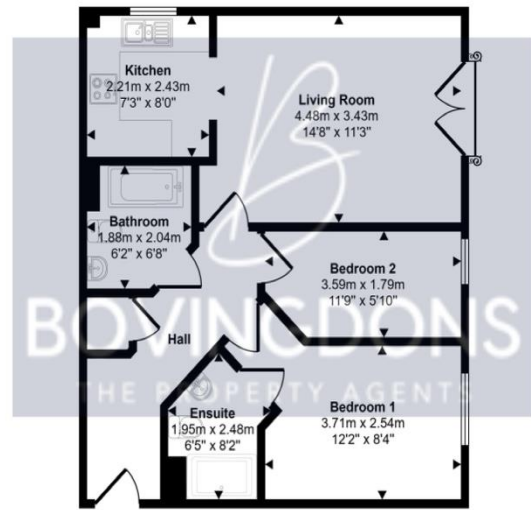
Flood Risk is low.

Estimated Broadband Speeds are: Standard 16mbps, Superfast 34mbps & Ultrafast 1000mbps



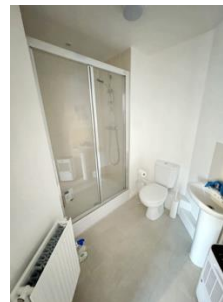
Floor Plans

Approx Gross Internal Area
55 sq m / 596 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

AWAITING
EPC

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.

41a High Street, Soham, Ely, Cambs, CB7 5HA

Tel: 01353 725723

Email: info@thebovingdons.co.uk

<https://www.thebovingdons.co.uk>