



## Blossom Terrace, 39 Dobede Way

Soham, Ely, Cambs, CB7 5ZJ

**Guide Price £299,995**



Well-presented 4 bed end of terrace townhouse at the edge of this popular residential development just a short walk from the rail station, village college and High street shops. The property has been greatly improved by its present owners with new flooring, refitted kitchen, new heated towel rails, recent repainting, garden landscaping and many other minor improvements. It also benefits from gas central heating, double glazing, ensuite, cloakroom, single garage and faces open space with a play area.



## 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, M&S Local 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.

## Entrance Hall

Stairs to first floor landing. Vinyl plank flooring. Radiator. Two ceiling light points. Mains wired fire alarm. Central heating thermostat. Telephone point. Understairs storage cupboard.

## WC - 1.75m x 0.86m (5'9" x 2'10")

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

## Living Room - 4.11m x 3.91m (13'6" x 12'10")

Radiator. Vinyl plank flooring. Double glazed window to the side aspect. Double glazed French doors to the rear garden. Telephone point. TV point. Ceiling light point.

## Kitchen/Breakfast Room - 5.18m x 2.36m (17'0" x 7'9" reduces to 6'2".)

Range of units at base and wall level with work surfaces over. One and a half bowl stainless steel sink with mixer tap. Two double glazed windows to the side aspect and double-glazed window to the front aspect. Tiled splash areas. Plumbing for automatic washing machine. Plumbing for automatic dishwasher. Integrated fridge/freezer. Integrated Zanussi oven with Lamona 4 ring induction hob over and extractor hood above. Two ceiling light points. Tiled floor. Boiler control panel. Fusebox. Radiator.

## First Floor Landing

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

## Bedroom 2 - 3.91m x 3.78m (12'10" x 12'5")

Double glazed windows to the rear and side aspects. Radiator. Ceiling light point.

## Bedroom 4 - 3.33m x 1.91m (10'11" x 6'3")

Double glazed windows to the front and side aspects. Radiator. Ceiling light point.

## Bathroom - 2.08m x 1.88m (6'10" x 6'2")

Panelled bath with mixer tap and shower attachment. Tiled splash areas. Large mirror to one wall. Double glazed window to the side aspect. Wash basin in vanity unit with cupboards under. Low level WC. Heated towel rail. Extractor. Ceiling light point.

## Second Floor Landing

Access to loft space. Radiator. Ceiling light point. Mains wired fire alarm.

**Bedroom 1** - 3.91m x 2.87m (12'10" x 9'5" plus 8'0" x 5'8")

Double glazed windows to the rear and side aspects. Range of wardrobes with mirror fronts to one wall. Telephone point. Ceiling light point. Door to:

**Ensuite** - 2.72m x 1.37m (8'11" x 4'6")

Double width and tiled shower cubicle. Low level WC. Wash basin in vanity unit. Heated towel rail. Double glazed window to the side aspect. Ceiling light point. Extractor.

**Bedroom 3** - 3.58m x 2.82m (11'9" x 9'3")

Double glazed windows to the front and side aspects. Ceiling light point. Radiator. Airing cupboard with hot water tank.

## Outside

There is a well landscaped front garden with mature flowers/shrubs and wrought iron fencing.

The private rear garden has artificial lawn, patio, water tap, external power point, flower/shrub bedding and timber fencing to the boundary.

Personal gate to the side leads to a driveway to the single garage to the rear.

## Notes

COUNCIL: East Cambridgeshire District Council

COUNCIL TAX BAND: C

All window blinds included.

Refitted kitchen, new boiler, new heated towel rails, new flooring and landscaping to garden

Garage lease is owned by the current seller and will remain at £50 in perpetuity.

Maintenance charge is circa £23.67 per month

Photos shown were taken before the property was rented and vacated.

Virtual tour available.

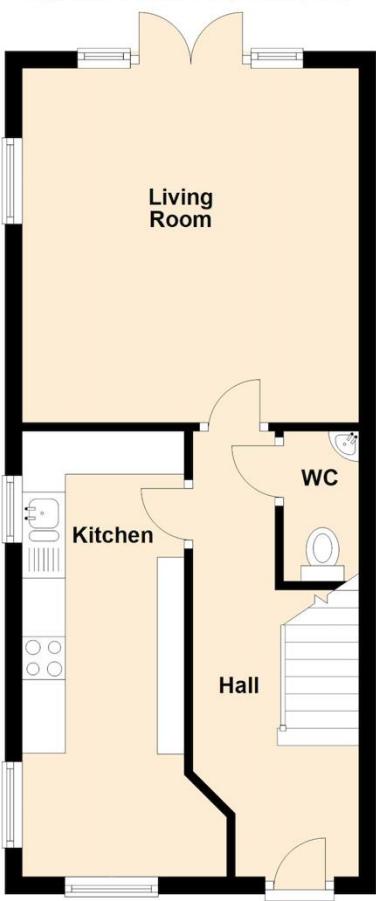




## Floor Plan

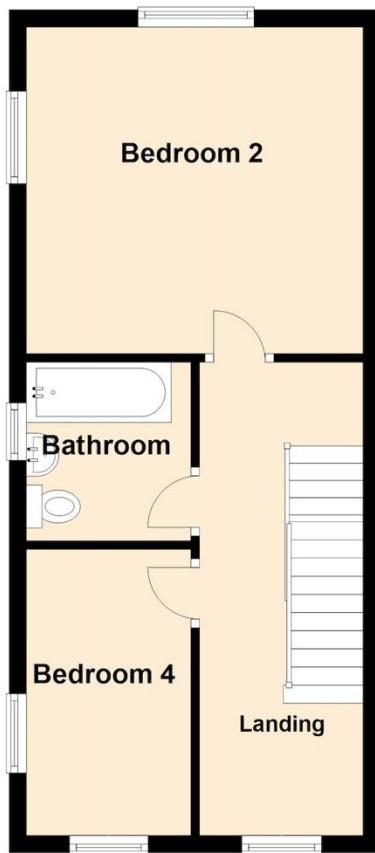
### Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



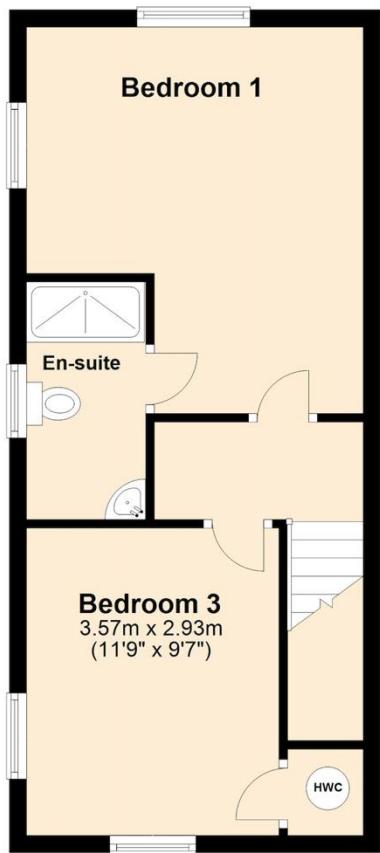
### First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



### Second Floor

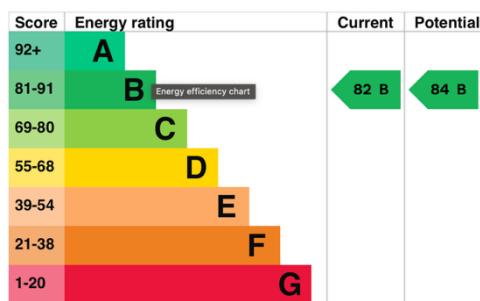
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## Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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