



63 Dobede Way

Soham, Ely, Cambs, CB7 5ZJ

Guide Price £285,000



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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/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.

Description

Nicely presented 3-bedroom end of terraced home on this popular development, situated close to the village College, Station, Library and High Street shops. The property has gas central heating, double glazing, cloakroom and ensuite, together with allocated parking adjacent. Nice first-time buyer's home.

Hallway

Part double glazed entrance door. Stairs to first floor. Fuse box. Radiator. Tiled floor. Central heating thermostat. Two ceiling light points.

WC - 1.6m x 0.76m (5'3" x 2'6")

Double glazed window to side aspect. Pedestal wash basin to corner. Low level WC. Tiled splash areas. Radiator. Tiled floor. Ceiling light point.

Kitchen/Diner - 5.13m x 3.02m (16'10" x 9'11")

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl stainless steel sink with mixer tap. Double glazed window and patio doors to the rear garden. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Rangemaster Toledo Cokker with 5-burner gas hob above, splash-back and extractor over. Radiator. Spotlights. Cupboard housing Vaillant gas fired boiler serving central heating and hot water. Door to:

Living Room - 4.52m x 3.23m (14'10" x 10'7")

Double glazed window to the front aspect. Radiator. Wood flooring. Telephone point. Coved ceiling with two light points.

Landing

Double glazed window to the side aspect. Radiator. Access to loft space. Cupboard with shelving. Ceiling light point.

Bedroom 1 - 3.35m x 2.92m (11'0" x 9'7"(plus door recess))

Double glazed window to the front aspect. Radiator. Ceiling light point. Built-in double wardrobe with mirror-fronted sliding doors. Door to:

Ensuite - 1.93m x 1.73m (6'4" x 5'8")

Double glazed window to the front aspect. Shower cubicle. Low level WC. Wash basin vanity unit with cupboards under Radiator. Tiled splash areas. Extractor fan. Ceiling light point.

Bedroom 2 - 2.87m x 2.39m (9'5" x 7'10")

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

Bedroom 3 - 2.64m x 2.44m (8'8" x 8'0")

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

Shower Room - 2.11m x 1.63m (6'11" x 5'4")

Walk-in double width shower. Low level WC. Pedestal wash basin. Tiled splash areas. Radiator. Extractor fan. Spotlights.

Outside

There is allocated parking and visitor parking to the front, with a canopy over the entrance door, electric and gas meter cupboards and gated access to the side leading to the rear garden. The rear garden is enclosed with timber fencing with timber garden shed, timber decking and pergola, artificial lawn, water tap and power points.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is B

The property is freehold with registered title CB355759

Flood risk is very low

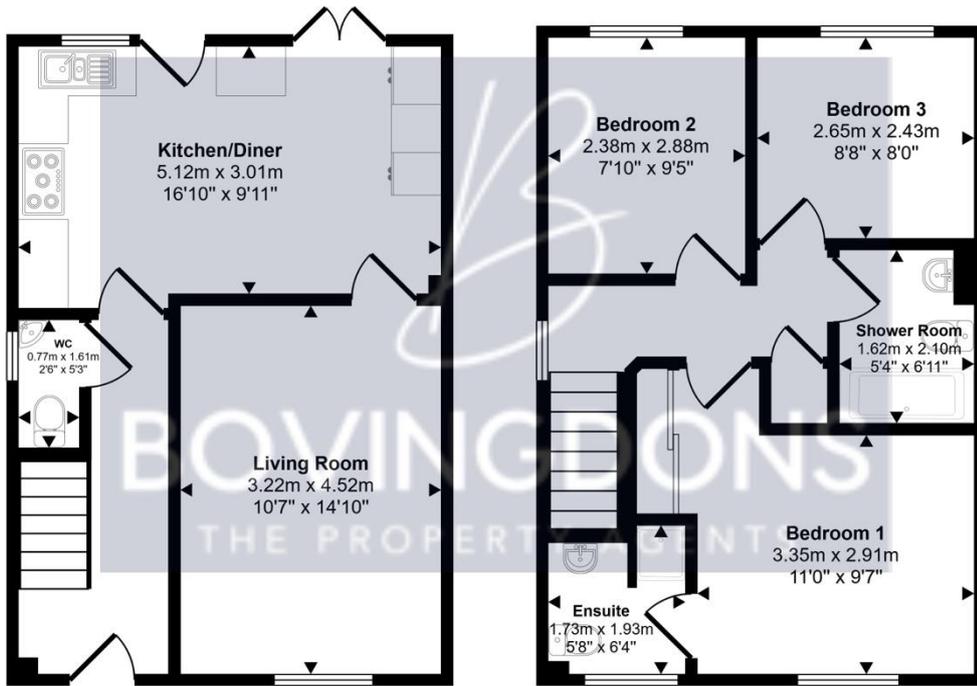
Covenants apply but there are no Wayleaves, Easements or Rights of Way

Estimated Broadband speeds are Standard 16mbps, Superfast 45mbps & Ultrafast 1000mbps





Approx Gross Internal Area
80 sq m / 861 sq ft



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

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

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