Dobede Way, Soham, CB7 5FN

CHEFFINS

CHEFFINS

Dobede Way

Soham,
CB7 5FN

4 2 1

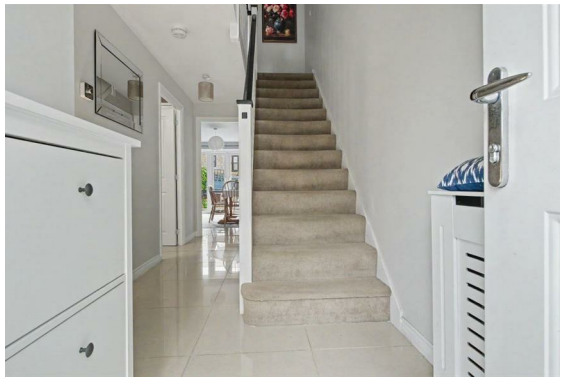
Offers In Excess Of £290,000

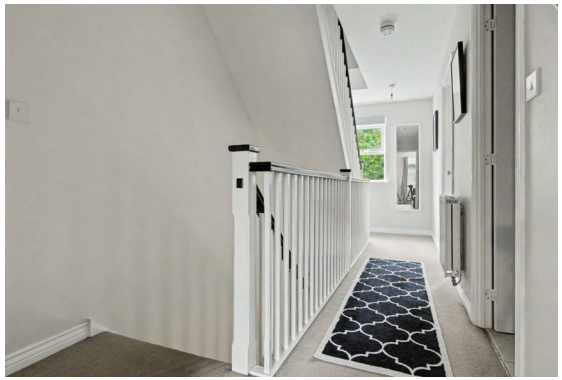
- End Of Terrace Townhouse
- 4 Bedrooms
- Ensuite & Family Bathroom
- Close To Local Amenities
- Freehold / Council Tax Band C / EPC Rating C

Cheffins are delighted to market this well presented end of terrace townhouse located in the popular town of Soham.

The property offers accommodation across 3 floors; to include an entrance hallway, kitchen/breakfast room, dining/family room, cloakroom, 4 bedrooms across 2 floors with bedroom 1 benefiting from an ensuite, along with a further family bathroom completing the internal accommodation. Outside, the property benefits with a fully enclosed, low-maintenance rear garden with 2 patio areas and rear gated access.

To appreciate what's on offer, an early viewing is recommended.





LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALLWAY
With door to front, stairs rising to first floor, radiator, wall mounted fuse box

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, wash hand basin, radiator.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated fridge/freezer, integrated dishwasher, oven and grill, four-ringed gas hob with extractor fan over, full-length storage cupboard, window to front.

DINING / FAMILY ROOM
With full-length window and French doors to rear providing access to the garden, radiator.

FIRST FLOOR LANDING
With stairs rising to second floor, radiator, window to front.

BEDROOM 2 / SITTING ROOM
With window to rear, radiator.

BEDROOM 4
With window to front, radiator.

BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath, extractor fan, radiator.

SECOND FLOOR LANDING
With loft hatch

BEDROOM 1
With window to rear, radiator, door leading to...

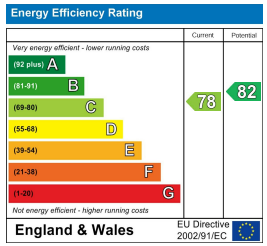
ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubical, extractor fan, heated towel rail.

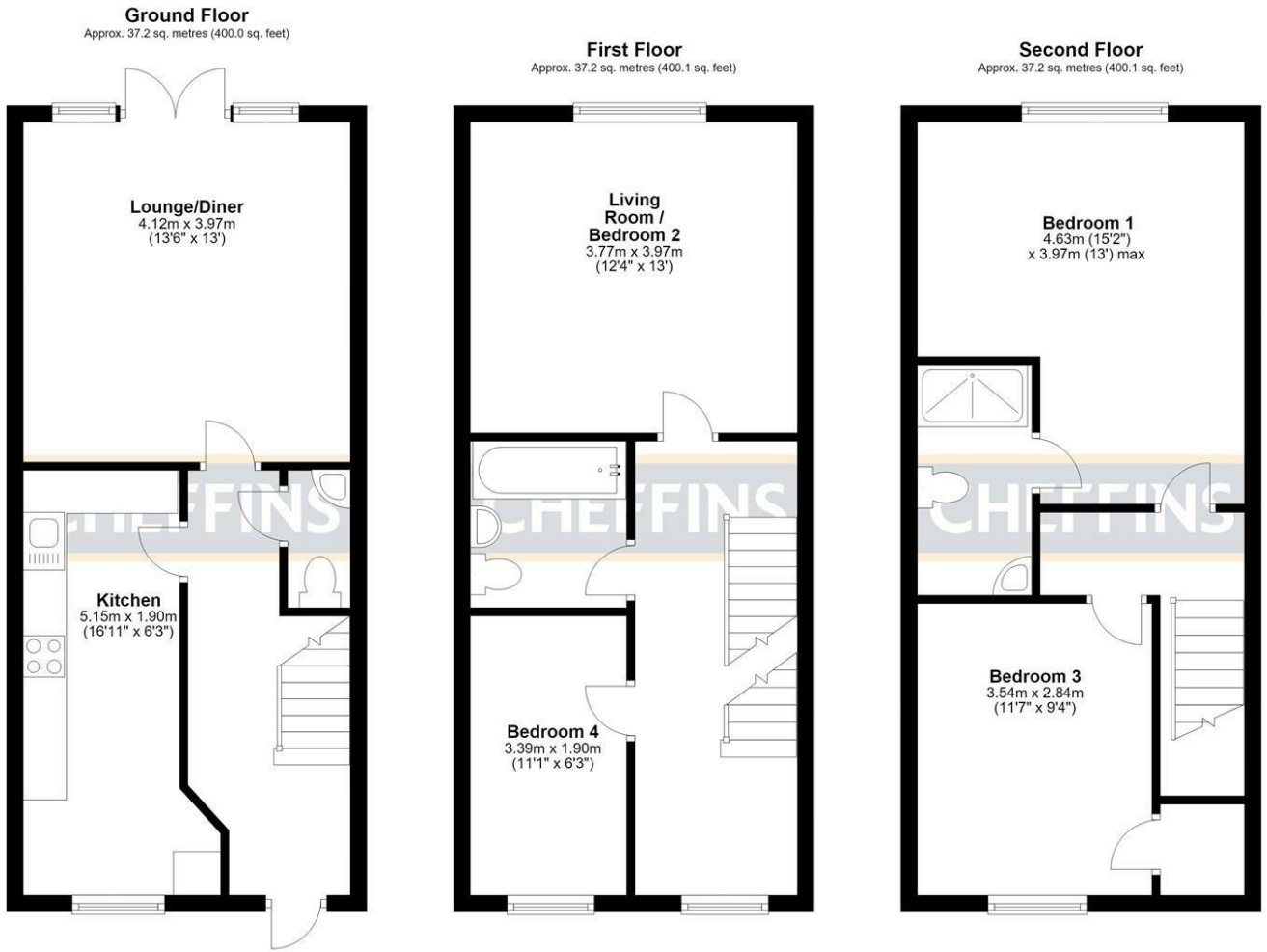
BEDROOM 3
With window to front, radiator, airing cupboard housing the pressurised hot water tank.

OUTSIDE
Uniquely sat overlooking the river, the front provides a foot path and access leading to front entrance whist the rear offers a fully enclosed rear garden, decking to the front and rear and laid stone section with raised beds to borders, rear gated access leading to two parking spaces.

AGENTS NOTE
There is a property management company with an annual service charge of approximately £270

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





Total area: approx. 111.5 sq. metres (1200.1 sq. feet)

Offers In Excess Of £290,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.