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Residential sales, lettings & management



28 Dobede Way
Soham
Ely, Cambridgeshire
CB7 5FN

A spacious four bedroom, three storey, mid terraced house situated on a popular modern development within a convenient distance from the train station, town centre and schooling. With the benefit of no upward chain an early viewing is advised. EPC:C

Guide Price: £299,950



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 6 miles from Newmarket. Along with a train station, Soham has a varied selection of shops, sporting facilities and good educational outlets, including a village college.

This four bedroom mid terrace, three storey house is attractively positioned on a popular modern development just a short walk from the town centre, train station and schooling. The property benefits from an entrance hall and cloakroom, kitchen/breakfast room, sitting room on the ground floor, two bedrooms and family bathroom to first floor with a master bedroom suite and further bedroom to second floor.

Outside there is an enclosed rear garden plus the added benefit of a single garage and off road parking.

With a gas fired radiator heating system and uPVC windows and doors, in detail the accommodation includes:-

Ground Floor

Entrance Hall

With an entrance door to front aspect, staircase rising to first floor, laminate flooring, radiator.

Kitchen 5.16m (16'11") x 2.56m (8'5")max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 stainless steel sink with single drainer and mixer taps, plumbing for washing machine and dishwasher, space for fridge and fridge/freezer, electric fan assisted double oven, four ring gas hob with extractor hood, with a window to front, radiator.

Sitting Room 4.16m (13'8") x 3.97m (13')
With double glazed patio doors opening to the rear garden and double glazed full length windows either side, two radiators, laminate flooring.

Cloakroom

Fitted with two piece suite comprising corner wash hand basin, low-level WC, tiled splashback, radiator, extractor fan.

First Floor

Landing

With a window to front aspect, radiator, stairs rising to second floor.

Bedroom 2 3.97m (13') x 3.84m (12'7")
With a window to rear aspect, radiator.

Family Bathroom

Fitted with three piece suite comprising bath and pedestal wash hand basin, tiled splashbacks, tiled surround, single radiator extractor fan.

Bedroom 4 3.35m (11') x 1.96m (6'5")
With a window to front aspect, radiator.

Second Floor

Landing

Access to loft space.

Bedroom 3 3.65m (12') x 2.85m (9'4")
With a window to front aspect, radiator, storage cupboard.



Master Bedroom 4.59m (15'1") max x 3.96m (13')

With a window to rear aspect, fitted double wardrobes, radiator, door to:

En-suite

Fitted with a three piece suite comprising pedestal wash hand basin, tiled double shower enclosure with fitted shower and glass screen, low-level WC, tiled splashbacks, radiator.

Outside

The front of the home has a small garden area and pathway leading to the entrance door. The fully enclosed rear garden is laid mainly with low maintenance artificial lawn and an array of plants and shrubs, with a paved pathway leading to the timber shed and a gated rear access to the single garage and parking bay at rear.

Services

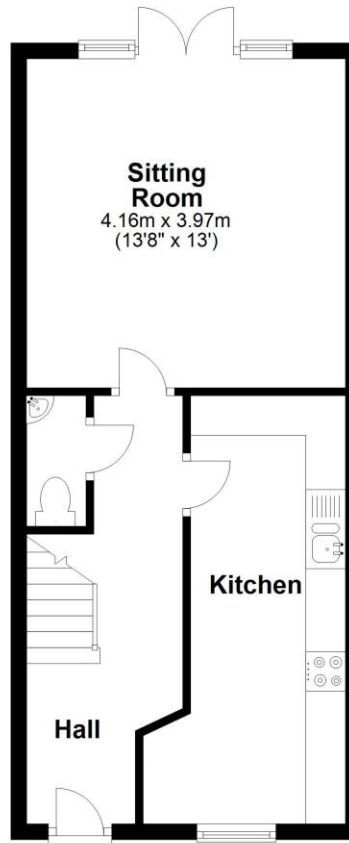
Mains water, gas, drainage and electricity are connected.

Council Tax Band: C

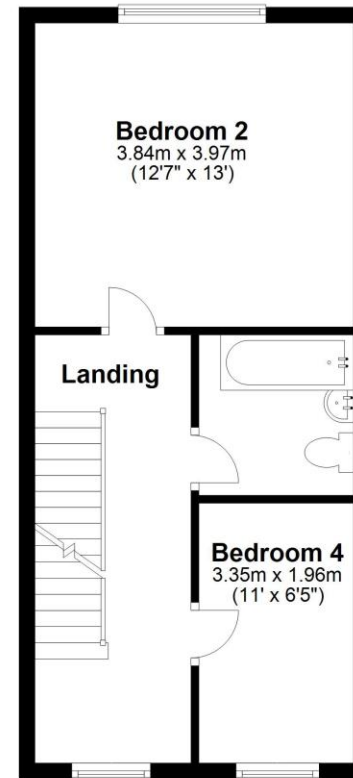
East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS

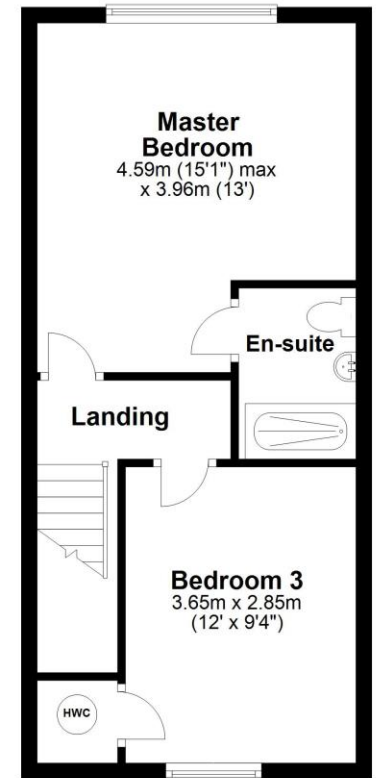
Ground Floor
Approx. 38.7 sq. metres (416.5 sq. feet)



First Floor
Approx. 38.0 sq. metres (408.5 sq. feet)



Second Floor
Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 113.9 sq. metres (1226.4 sq. feet)

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested