

APPROVED

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Dobede Way, Soham CB7 5FN

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Residential sales, lettings & management

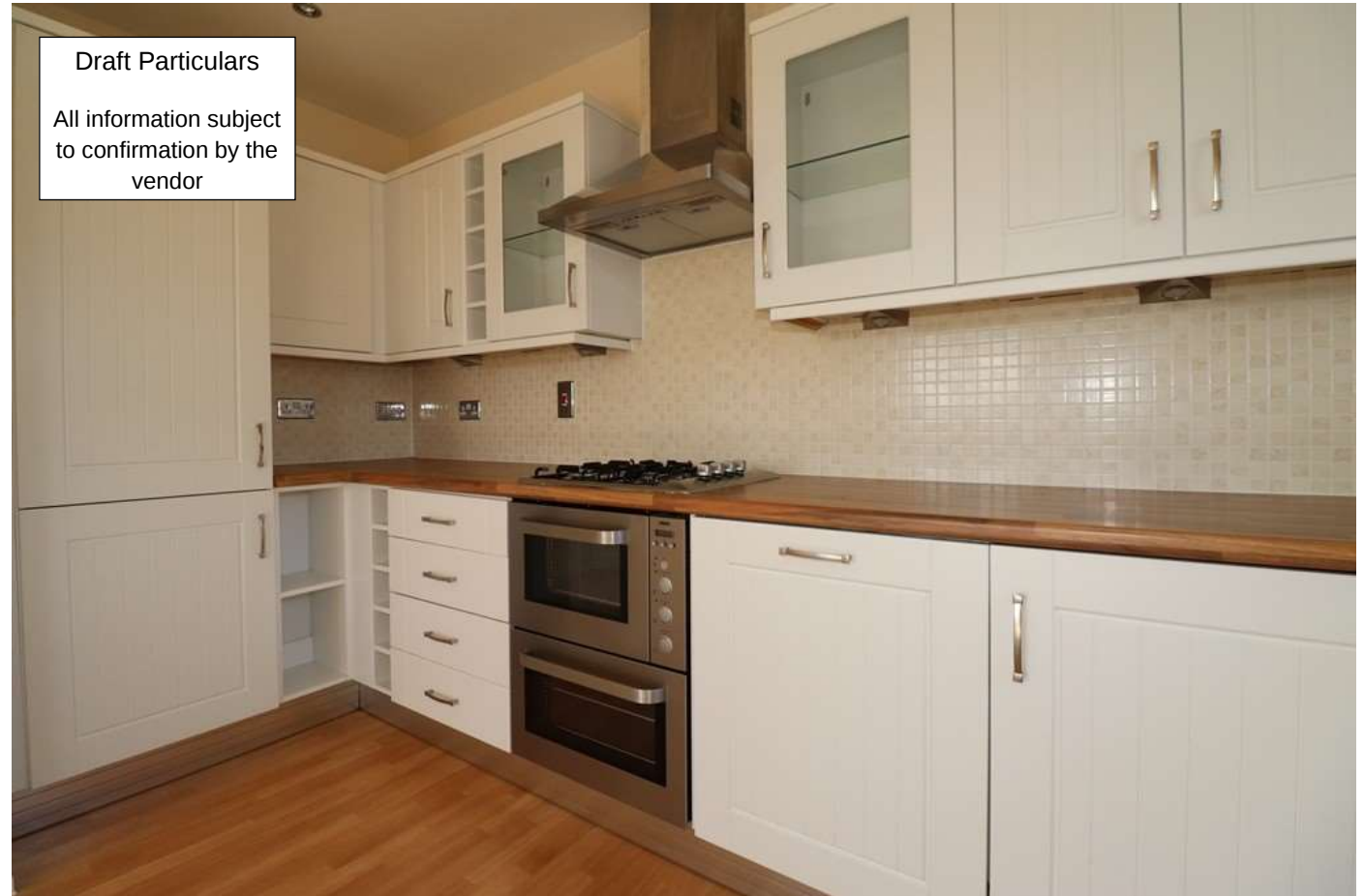
Dobede Way, Soham, Ely, Cambridgeshire CB7 5FN

A modern two bedroom, two bathroom, second floor apartment with balcony and views across the open countryside, situated within walking distance of the station. EPC C79. Available Immediately.

- Open Plan Kitchen/Living Room
- Kitchen With Integrated Appliances
- Principal Bedroom with Ensuite
- Second Bedroom
- Bathroom
- Balcony
- Second Floor Apartment
- Allocated Parking Space

Rent: £850pcm

Deposit: £980



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

COMMUAL ENTRANCE HALL Staircase to second floor.

ENTRANCE HALL Security entry phone, radiator.

OPEN LIVING ROOM /KITCHEN 19' 6" x 12' 7" (5.94m x 3.84m) Dual aspect room, double glazed patio doors leading to balcony over looking pond and countryside beyond. Two radiators.

KITCHEN AREA Range of base units with drawers and work surfaces over, matching range of wall mounted cupboards. Four ring gas hob with extractor over, electric double oven, integrated fridge/freezer, dishwasher and washing machine.

BEDROOM ONE 10' 0 plus alcove " x 8' 10 " (3.05m x 2.69m) Double glazed window overlooking pond and countryside. Radiator.

ENSUITE SHOWER ROOM Comprising tiled shower cubicle, pedestal wash basin, low level WC, radiator.

BEDROOM TWO 9' 10 plus recess " x 8' 8" (3m x 2.64m) Double glazed window overlooking pond and countryside. Radiator.

BATHROOM Comprising panel bath, pedestal wash basin, low level WC, radiator.

EXTERIOR Communal garden. Residents parking space.

NOTES

Viewing By appointment with Pocock & Shaw
Tel: 01353 668091 Email: ely@pocock.co.uk

Council Tax Band B

EPC Rating - C (79)

This is a fully managed property.

Ref: JVD/4033



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

