

let 365 sales

DOBEDE WAY

Soham



- 3 Bedroom Townhouse
- Available Soon
- Large Living Room
- Conservatory
- Cloakroom
- Enclosed Garden
- Allocated Parking
- Viewings 9am-9pm 7 Days A Week



Dobede Way
Soham

£995 pcm

A 3 Bedroom, Mid-Terraced Townhouse, Master Bedroom With Ensuite, Delightful Conservatory/Dining Area. Gas Central Heating Throughout, Double Glazed Windows And Enclosed Rear Garden. The Property Benefits From Allocated Parking. Viewing Recommended. Viewings 9am-9pm 7 Days A Week.

Ground Floor

Entrance Hall

Front door, 3 further white panelled doors leading to W/C, Kitchen, Living Room, Stairs, high quality wood effect flooring.

Cloakroom

Wood effect flooring, white W/C and hand basin, radiator.

Kitchen 7' 11" x 17' 5" (2.41m x 5.30m)

Range of modern cream low and high level units, sink with mixer taps, front facing window, integral fridge freezer, dishwasher and washing machine, wood effect flooring, gas hob, electric oven, TV point, door leading to Hallway.

Living Room 13' 1" x 13' 8" (3.98m x 4.16m)

Decorative electric fire, rear facing double doors leading to Conservatory, TV and phone point, radiator, wood effect flooring.

Conservatory 9' 10" x 12' 1" (2.99m x 3.68m)

Effectively used as a dining room, electric underfloor heating, wood effect flooring, windows and french doors leading to the garden.

First Floor

Bedroom 2 10' 9" x 12' 4" (3.27m x 3.76m)

Double glazed windows to rear aspect, substantial built in wardrobes with sliding doors, radiator, TV point, carpeted.

Family Bathroom

White 3 piece suite comprising of bath, WC and hand basin, cream tiled floor, radiator.

Bedroom 3 6' 3" x 9' 3" (1.90m x 2.82m)

Window to front, built in wardrobe, TV point, radiator, carpeted.

Landing

Carpeted, radiator, window to front, stairs leading to Second Floor.

Second Floor



Total Area: 121.0 m² ... 1302 ft²
All measurements are approximate and for display purposes only



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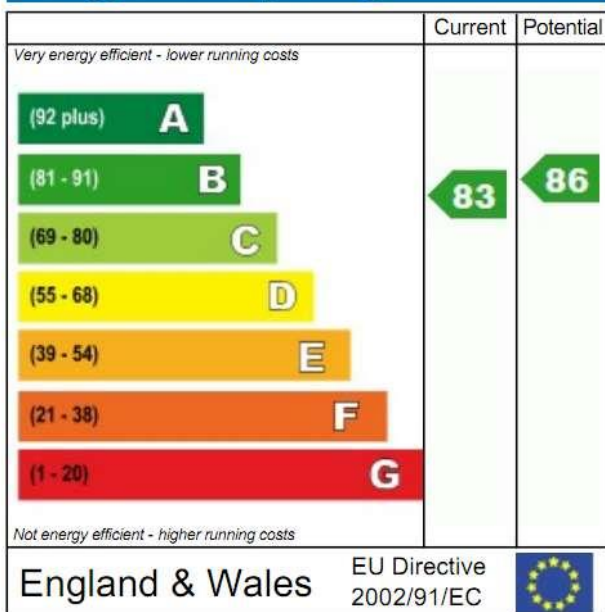
Energy Performance Certificate

55 Dobebe Way
Soham
ELY
CB7 5ZJ

Dwelling type: Mid-terrace house
Date of assessment: 12 January 2010
Date of certificate: 12 January 2010
Reference number: 9028-0015-6349-7010-3930
Type of assessment: SAP, new dwelling
Total floor area: 106 m²

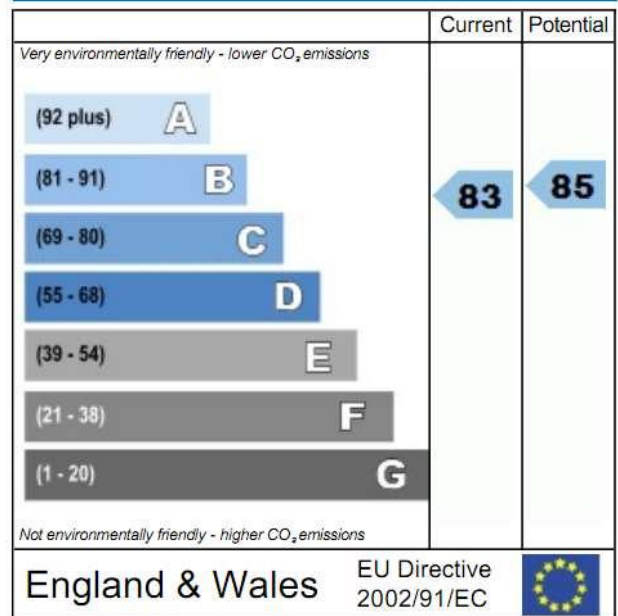
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	108 kWh/m ² per year	99 kWh/m ² per year
Carbon dioxide emissions	1.9 tonnes per year	1.7 tonnes per year
Lighting	£99 per year	£58 per year
Heating	£236 per year	£243 per year
Hot water	£112 per year	£116 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk