



## 75 Cyprian Rust Way

Soham, Ely, Cambs, CB7 5ZE

**Guide Price £335,000**



# 75 Cyprian Rust Way

Soham, Ely, Cambs, CB7 5ZE

**Guide price £335,000**



## **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. Soham has its own range of local shops including the Co Op, Asda, M&S Local 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 well-regarded 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 A11.

## **Hall**

Stairs to first floor level. Radiator. Understairs storage cupboard. Coved ceiling with light point.

## **WC**

Double glazed window to the side aspect. Radiator. Low level WC. Pedestal wash basin. Shelving. Extractor fan. Coved ceiling with light point.

## **Living Room** - 4.78m x 3.3m (15'8" x 10'10")

Double glazed window to the front aspect. Radiator. TV and telephone points. Gas fire set in attractive fire surround. Coved ceiling with light point. Double doors to:

## **Kitchen/Diner** - 5.38m x 2.67m (17'8" x 8'9")

Range of units at base and wall level with work surfaces over and a one and a half bowl sink with mixer tap. Integrated Zanussi one and half oven with Hotpoint 4 ring gas hob and stainless-steel extractor hood over. Spaces for washing machine, dishwasher and fridge freezer. TV and telephone points. Double glazed window to the rear garden. Double glazed door and side panels to the rear garden. Tiled flooring. Radiator. Tiled splash areas. Coved ceiling with two light points. Door from Hallway.

## **Landing**

Access to loft space. Airing cupboard with hot water tank. Coved ceiling with light point.

## **Bedroom 1** - 3.91m x 3.3m (12'10" x 10'10")

Double glazed window to the front aspect. Radiator. Telephone point. TV point. Built in double wardrobe with hanging rail. Door to ensuite.

**Ensuite** - 1.93m x 1.83m (6'4" x 6'0")  
Double glazed window to the front aspect.  
Radiator. Pedestal wash basin. Low level WC.  
Shower cubicle. Extractor fan. Tiled splash  
areas. Coved ceiling with light point.

**Bedroom 2** - 5.26m x 2.82m (17'3" x 9'3")  
Double glazed windows to both the front and  
rear aspects. Radiator. TV Point. Sloped  
ceilings in part with coving and ceiling light  
point.

**Bedroom 3** - 2.9m x 2.77m (9'6" x 9'1")  
Double glazed window to the rear  
aspect. Radiator. Coved ceiling with light  
point. TV and telephone points. Built-in  
cupboard with shelving.

**Bathroom** - 2.36m x 1.7m (7'9" x 5'7")  
Double glazed window to the rear aspect.  
Panelled bath with mixer tap. Low level WC.  
Pedestal wash basin. Radiator. Extensive  
tiling. Shaver socket. Extractor fan. Mirror  
fronted cupboards. Radiator. Coved ceiling  
with light point.

**Bathroom** - 2.36m x 1.7m (7'9" x 5'7")  
Double glazed window to the rear aspect.  
Panelled bath with mixer tap. Low level WC.  
Pedestal wash basin. Radiator. Extensive tiling.  
Shaver socket. Extractor fan. Mirror fronted  
cupboards. Radiator. Coved ceiling with light  
point.

### Outside

The front garden has a small landscaped area  
and driveway with parking for a vehicle and a  
single integral garage with up and over door,  
power, light and a Worcester gas fired boiler  
and meter cupboard.  
The enclosed rear garden has a patio, artificial  
turf, timber fencing, raised shrub beds, outside  
light, water butt and a door to the rear of the  
garage. A personal gate leads to the side  
passage with a garden store and further gate to  
the front of the property.

### Notes

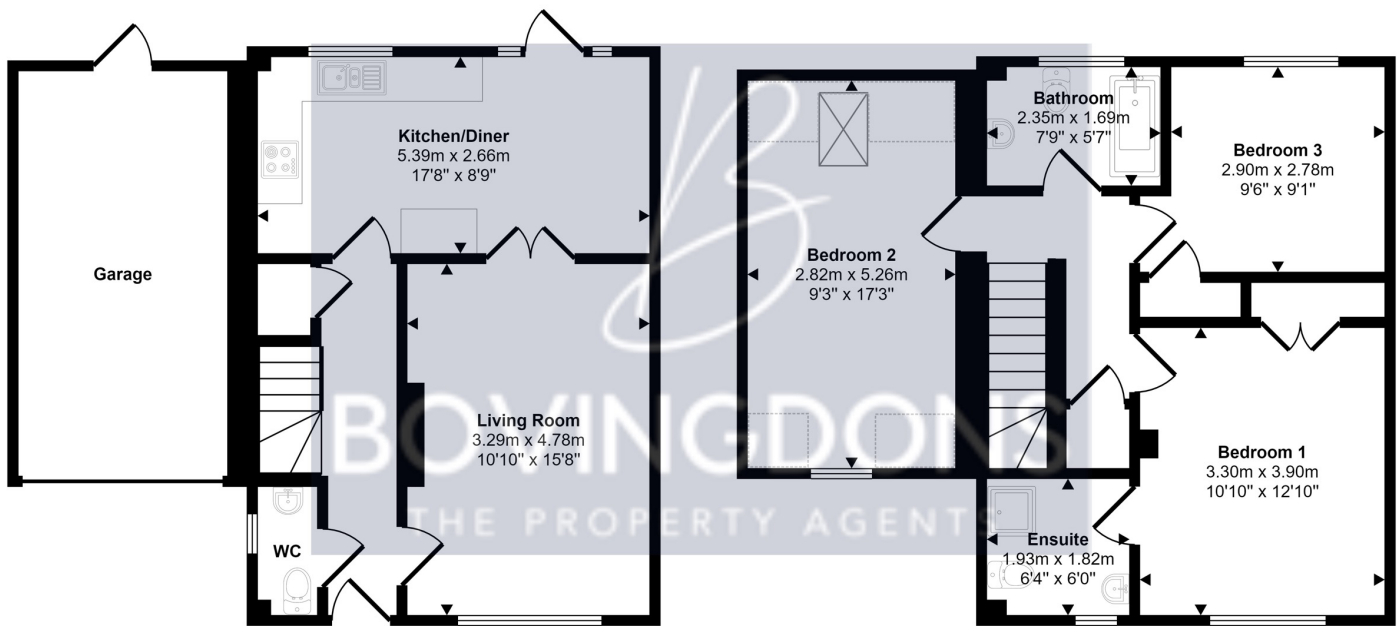
Local Council is East Cambridgeshire District  
Council - Council Tax Band is D  
The property offers vacant possession.





## Floor Plan

Approx Gross Internal Area  
116 sq m / 1247 sq ft



Ground Floor  
Approx 59 sq m / 631 sq ft

First Floor  
Approx 57 sq m / 616 sq ft

Denotes head height below 1.5m

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.

## Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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