



Cyprian Rust Way, Soham, CB7 5ZE



Cyprian Rust Way

Soham,
CB7 5ZE

- End Terrace House
- Well Presented
- 4 Bedrooms
- Low Maintenance Garden
- Parking for Multiple Vehicles
- Freehold / Council Tax Band B / EPC TBC

A well presented 4 bedroom end terraced house located in the popular village of Soham. This property benefits from 3 double bedrooms, 1 single bedroom, a modern kitchen, lounge, conservatory which is also utilised as a utility area, a low maintenance garden and parking for numerous vehicles.

4 1 1

£299,950





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 HALL

With door to front aspect, stairs to first floor, radiator, laminate flooring.

CLOAKROOM

With low level WC, wash hand basin, radiator.

KITCHEN

Fitted with a range of matching base and eye level storage units with complimentary work surfaces, 1 1/4 stainless steel sink unit and drainer with mixer tap, integrated double oven with 4-ring gas hob and extractor hood over, space for washing machine and fridge freezer, tiled splashbacks, wall mounted boiler, tiled flooring,

LIVING ROOM

With double glazed window to rear aspect, 2 radiators, under stairs area converted to provide desk & storage. door leading into:

CONSERVATORY

With double glazed windows to the rear, French doors opening to the decking area, cat flap. The conservatory also has a utility area with storage cupboards, space for washing machine and tumble dryer.

FIRST FLOOR LANDING

With double glazed window to side aspect.

BEDROOM 2

With double glazed window to rear aspect, radiator, built-in storage cupboard/closet.

BEDROOM 3

With double glazed window to front aspect, radiator and a built-in wardrobe.

BEDROOM 4

With double glazed window to rear aspect, radiator and vinyl flooring

BATHROOM

With frosted double glazed window to front aspect, extractor fan, panelled bath with overhead shower, tiled splashbacks, wash hand basin with mixer tap, low-level WC, radiator and vinyl flooring

Stairs rising to the second floor with open storage in the eaves.

BEDROOM 1

With spotlight, 2 double glazed windows, radiator, eaves storage.

OUTSIDE

To the front of the property there is generous parking for up to 4 cars, electric car charging point, bin storage, steps and ramp access to the front door, together with side gated access to the garden.

The rear garden is enclosed by fencing with raised

decked area having steps down to the low maintenance garden with artificial grass, brick built barbecue area, 2 apple trees, side gated access and an outside water tap.

AGENTS NOTE

The loft conversion is currently in the process of becoming additional accommodation.

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

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



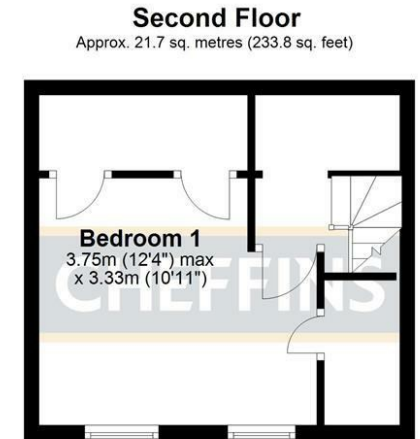
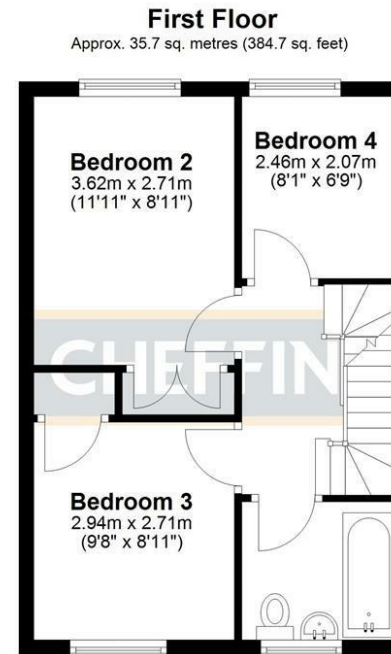
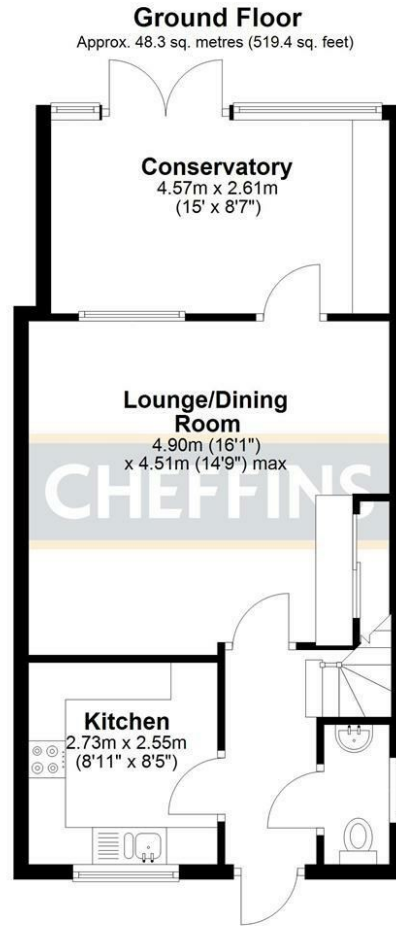
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£299,950

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council



Total area: approx. 105.7 sq. metres (1137.9 sq. feet)



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