



71 Cyprian Rust Way

Soham, Ely, Cambs, CB7 5ZE

Guide Price £295,000



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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 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.

Description

This 4-bedroom end of terraced house is situated in a small courtyard on the edge of this popular development originally built by Hopkins Homes. The house benefits from double glazing, gas central heating, conservatory and parking for 4 vehicles to the front with EV Charging. Early viewing is recommended.

Hallway

Part double glazed entrance door. Coved ceiling with light point. Stairs to first floor. Radiator. Central heating thermostat.

WC - 1.75m x 0.91m (5'9" x 3'0")

Low level WC. Heated towel rail. Wash basin on vanity unit with mixer tap. Double glazed window to the side aspect. Tiled floor. Extractor fan. Coved ceiling with light point.

Kitchen - 2.64m x 2.51m (8'8" x 8'3")

Range of units at base and wall level with roll-top work surfaces over and a one and a half bowl sink with mixer tap. Double glazed window to the front aspect. Tiled splash areas. Space and plumbing for automatic washing machine/dishwasher. Hotpoint double oven with 4-ring gas hob over and stainless-steel extractor. Space for upright fridge/freezer. Coved ceiling with spotlights. Tiled floor. Cupboard housing Worcester gas fired boiler serving central heating and hot water.

Living Room - 4.93m x 4.47m (16'2" x 14'8")

Double glazed window to the rear aspect. Double glazed door to the conservatory. Two radiators. TV point. Telephone point. Coved ceiling with two light points. Built-in study area under stairs.

Conservatory - 4.24m x 2.51m (13'11" x 8'3")

Upvc construction with sloping roof. Double glazed windows to the rear and door to garden. Cat flap. Built-in storage/utility cupboards with spaces and plumbing for automatic washing machine and tumble dryer. Four wall light points.

Landing

Double glazed window to the side aspect. Radiator. Coved ceiling with light point. Stairs to second floor.

Bedroom 2 - 3.76m x 2.82m (12'4" x 9'3")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Built-in double wardrobes with hanging rail and shelving.

Bedroom 3 - 2.92m x 2.74m (9'7" x 9'0")

Double glazed window to the front aspect. Radiator. Ceiling light point. Built-in single wardrobe with hanging rail and shelving.

Bedroom 4 - 2.08m x 2.49m (6'10" x 8'2")

Double glazed window to the rear aspect. Radiator. Ceiling light point.

Bathroom - 2.03m x 1.8m (6'8" x 5'11")

Panelled bath with shower screen, mixer tap and shower attachment over. Tiled splash areas. Pedestal wash basin. Low level WC. Radiator. Double glazed window to the front aspect. Extractor. Coved ceiling with light point.

Landing

Storage cupboard. Door to:

Bedroom 1 - 3.73m x 3.3m (12'3" x 10'10")

Two Velux double glazed skylight windows to the front aspect. Radiator. Two Eaves wardrobes/cupboards with hanging rails.

Outside

The front has allocated parking providing 4 parking spaces. Gas and electric meter cupboards and an EV charging point. There is access to the side of the house leading via a gate to the rear garden.

The rear garden has a composite raised decking area with white rendered retaining walls. Two outside lights. Personal gate to side passage. Artificial lawn area. Timber fencing to boundary. Brick barbecue and raised flower/shrub bedding. Outside tap.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is B

The property is Freehold with Registered title number CB365099

Flood risk is very low.

All main services are connected plus an EV Charging point.

Restrictions and Rights of Way apply, but the seller is unaware of any Wayleaves or Easements.

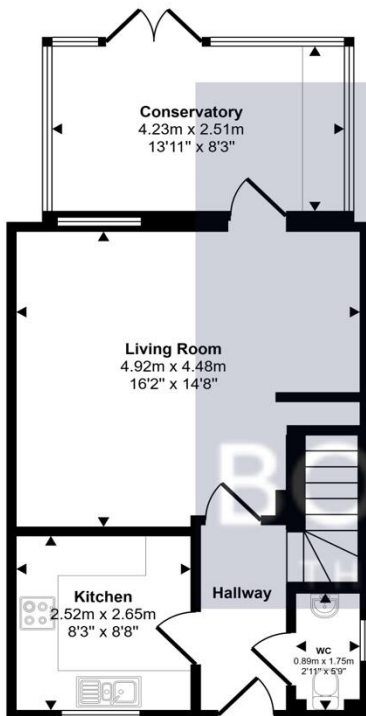
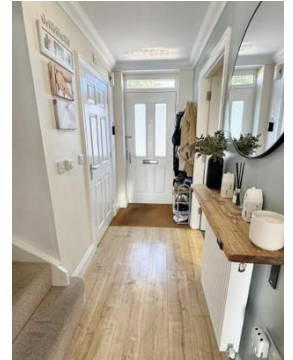
Estimated Broadband speeds are Standard 8mbps, Superfast 92mbps & Ultrafast 1800mbps.



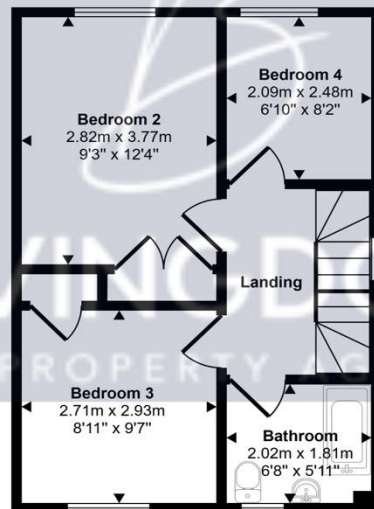


Floor Plan

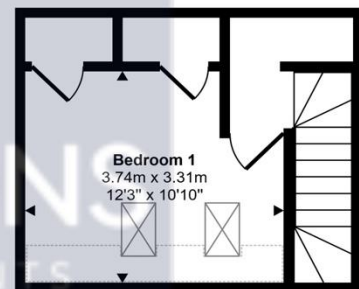
Approx Gross Internal Area
104 sq m / 1121 sq ft



Ground Floor
Approx 48 sq m / 516 sq ft



First Floor
Approx 37 sq m / 397 sq ft



Second Floor
Approx 19 sq m / 209 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 01353 725723 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 | 78 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 firms' employment has the authority to make or give any representation or warranty in respect of the property.