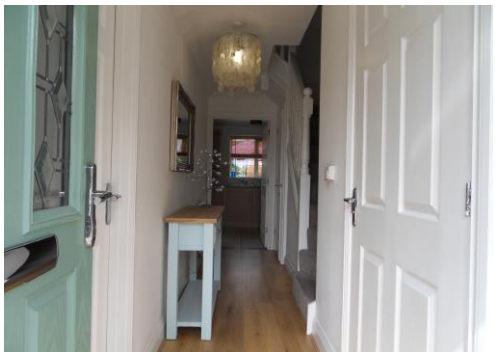


365 Residential

CYPRIAN RUST WAY, SOHAM



- Viewing Advised
- 2 Bathrooms
- Kitchen/Diner
- Walking Distance To Local Amenities
- 3 Bedrooms
- Cloakroom
- Allocated Parking Space



Cyprian Rust Way
, Soham

£265.000 Guide Price

Currently Tenanted, Ideal Investment. Immaculate Terraced property Built By Award Winning Hopkins Homes, With Master Bedroom & Ensuite, 2 Further Bedrooms, Family Bathroom, Cloakroom, Living Room, Kitchen/Diner Including F/Freezer/Dishwasher/Washing Machine With Doors On to An Enclosed Garden. Access Gate To Allocated parking Space. Walking Distance To Soham Train Station. Viewings Strictly By Appointment With The Agent.

Entrance Hall

Entrance door, radiator, central heating thermostat, staircase to the first floor and built in storage cupboard.

Cloakroom

Fitted with two piece suite comprising of, pedestal hand basin, low level wc and radiator. Tiled Floor.

Living Room 15' 9" x 12' 2" (4.80m x 3.71m)

Double glazed window to front aspect, gas fire place, radiator, media points.

Kitchen/Diner 17' 9" x 8' 9" (5.41m x 2.66m)

Fully fitted modern kitchen with built in fridge freezer, built in dishwasher and built in washing machine, double doors onto the garden.

FIRST FLOOR

Bedroom 1 11' 11" x 11' 7" (3.63m x 3.53m)

Double glazed window to rear, storage cupboard, radiator, door to Ensuite.

Ensuite

Fitted with 3 piece suite including shower cubicle and radiator.

Bedroom 2 10' 4" x 9' 6" (3.15m x 2.89m)

Double glazed window to front, radiator and tv point.

Bedroom 3 8' 10" x 7' 4" (2.69m x 2.23m)

Double glazed window to front aspect, radiator and loft access hatch.

Family Bathroom

Double glazed window to front, wc, basin and shower over bath.

Outside

To the front is a low maintenance decorative garden. To the rear an enclosed garden with access gate to an allocated parking space.

EPC

