



Goodchilds Gardens, Ely, CB7 5GB

CHEFFINS

Goodchilds Gardens

Isleham, Ely,
CB7 5GB

A 2 bedroom semi-detached house on a corner plot with gravelled parking to front and two allocated spaces to the rear. The accommodation comprises a kitchen/dining room, sitting room and 2 bedrooms and a bathroom on the first floor. The property also benefits from an enclosed rear garden with storage shed, uPVC double glazing and gas central heating. EPC Rating C. Council tax band B.

LOCATION

ISLEHAM is an attractive village with good local facilities including a range of shops, post office, primary school and parish church. The racing town of Newmarket lies seven miles south via the A14, the cathedral city of Bury St Edmunds lies 17 miles south east via the A14, and the university city of Cambridge lies 18 miles south west via the A142 and A14. Mainline rail services are situated at both Ely, Soham and Newmarket.

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£1,025 PCM





ENTRANCE HALL

with understairs storage cupboard.

KITCHEN/DINING ROOM

with oven, space for washing machine and space for fridge/freezer. Wall mounted gas boiler, door to garden.

SITTING ROOM

with stairs to first floor.



FIRST FLOOR LANDING

with storage cupboard.

BEDROOM 1

with over stairs storage cupboard

BEDROOM 2

with Velux window.

BATHROOM

with low level WC, basin, bath with shower over, Velux window and towel radiator.



OUTSIDE

Graveled parking to front and two allocated spaces to the rear.

Enclosed rear garden with storage shed.

Letting Agents Notes

Deposit - £1,182

Holding Deposit - £236.00

EPC - C

Council Tax - B

Square Footage - 538.20



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	72	
(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	

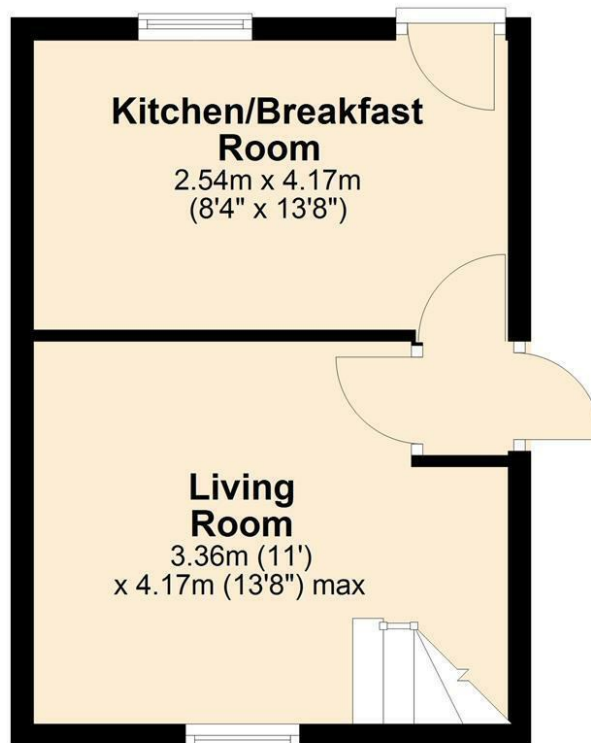
£1,025 PCM

Council Tax Band - B

Local Authority - East Cambs

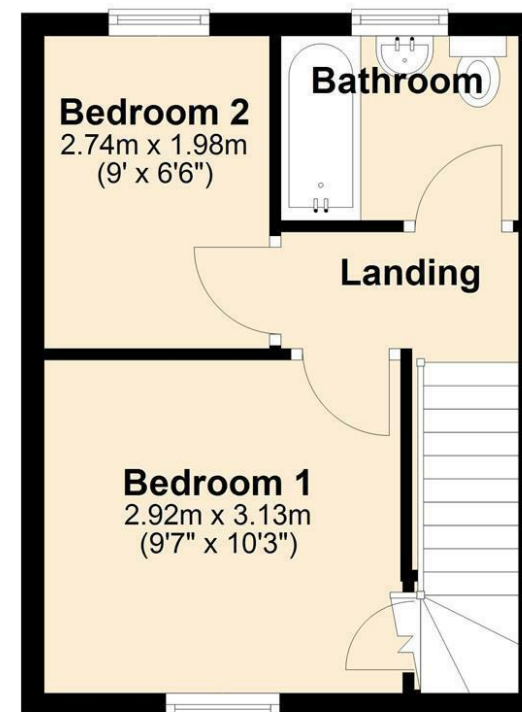
Ground Floor

Approx. 25.0 sq. metres (268.8 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.5 sq. feet)



Total area: approx. 49.0 sq. metres (527.3 sq. feet)

For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

