



Festival Road, Isleham CB7 5SY



Festival Road

Isleham, Ely,
CB7 5SY

A newly renovated 3 bedroom semi-detached house on a corner plot and situated in a quiet cul-de-sac close to amenities in Isleham village. The accommodation comprises a kitchen/dining room, sitting room and 3 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: C, Council Tax Band: A. Available Now

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 and Newmarket.



£1,250 PCM





Entrance Hall

with radiator, stairs to first floor.

Sitting Room

with radiator, window to front

Kitchen / Diner

KITCHEN

with range of base and wall mounted units, 1 1/2 bowl sink and drainer with mixer tap, cupboard housing gas fired combination boiler, further storage cupboard, electric oven with 4-ring hob and extractor hood over, washer/dryer, radiator, window to rear.



DINER

with radiator, window to rear aspect.

Rear Entrance Hall

with side door to garden, radiator.

First Floor

Landing

with window to rear, storage cupboard with shelving, radiator.

Bedroom 1

with radiator, window to rear aspect.

Bedroom 2

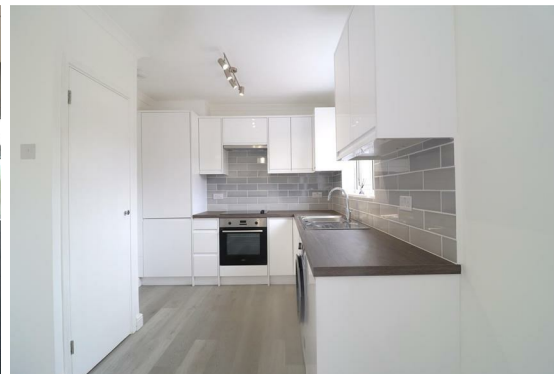
with radiator, window to rear aspect.

Bedroom 3

with radiator, window to front aspect.

Bathroom

with fully tiled walls, laminate flooring, sink in vanity unit with mixer tap, low level wc, panelled bath with rainfall shower and



separate handheld shower attachment over, shower screen, heated towel rail, window to rear.

OUTSIDE

FRONT the front garden is enclosed by a picket fence with gated access and is predominately paved with gravelled areas, path to side of the property leading to:

ENCLOSED REAR GARDEN mainly laid to lawn with paved patio area and useful storage shed (shed roof is asbestos).

Letting Agents Notes

Deposit - £1442

Holding Deposit - £288

EPC - C

Council Tax - A

Square Footage - 828.821

Property Type - Semi-detached house

Property Construction - Concrete slab with tiled roof

Parking - On street

Rights of Way, Easements, Covenants - there is a gate to the rear of the garden for access.

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating source - Gas boiler and radiators

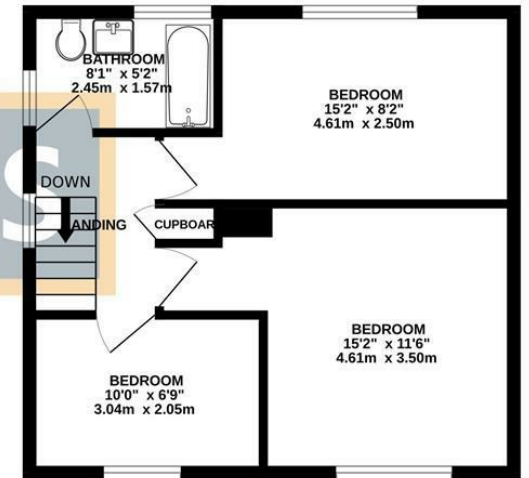
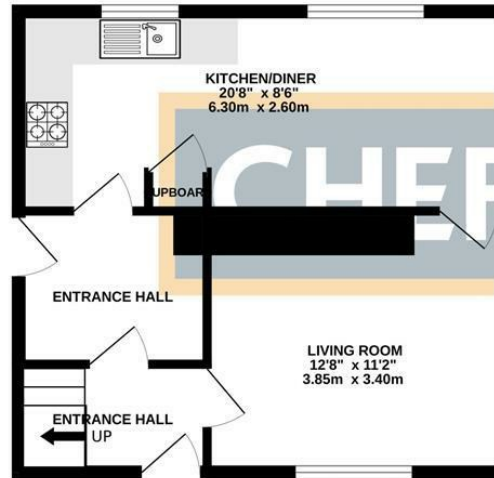
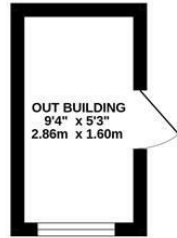
Broadband Connected - Available

Broadband Type - Standard and fibre to the cabinet

Mobile Signal/Coverage - Likely

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	88
(81-91) B	
(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	

36 FESTIVAL RD

TOTAL FLOOR AREA : 843 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority - East Cambs Council

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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.

