West Street, Isleham, CB7 5RA

CHEFFINS

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Isleham,
CB7 5RA

3 1 1

Guide Price £325,000

- Detached Bungalow
- 3 Bedrooms
- Open Plan Living/Dining Room
- Renovation & Modernisation Opportunity
- Extended Garage & Driveway
- Low Maintenance Rear Garden
- NO CHAIN

An individual detached bungalow with excellent renovation potential, offered for sale with NO CHAIN, and situated in a sought after non-estate village location. The accommodation includes a spacious open plan living/dining room, kitchen, wet room and 3 bedrooms. Outside, the property benefits from a driveway providing ample off-road parking, a garage and a low maintenance rear garden.

LOCATION

ISLEHAM is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses including the Merry Monk restaurant, together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is a new community centre, The Beeches, football and cricket pitches and a multi-use games area.

ENTRANCE HALL
with entrance door to the side aspect and a double door storage cupboard.

LIVING/DINING ROOM
A dual aspect room with 2 windows to the front and a further window to the side aspect, open fireplace with a brick surround.

KITCHEN
with a range of wall and base mounted units, stainless steel sink, space for washing machine, space for freestanding cooker, floor mounted boiler, tiled splashbacks, window to the side aspect, door leading to the outside.

BEDROOM 1
A double bedroom with a window to the rear aspect.

BEDROOM 2
A double bedroom with sliding patio doors leading outside.

BEDROOM 3
with a window to the side aspect.

WET ROOM
with a low level WC, pedestal hand wash basin, electric shower with curtain rail, tiled walls, extractor fan, 2 windows to the side aspect.

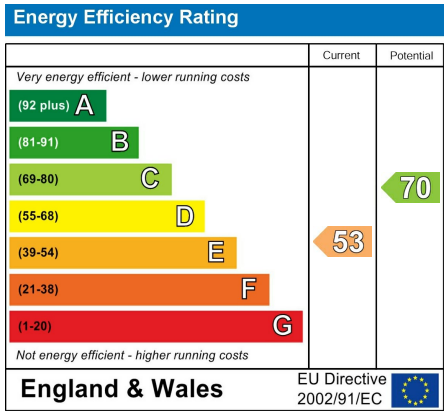
OUTSIDE
To the front of the property is a gravelled driveway providing ample off-road parking with various flower and shrub borders and a further hardstanding area to the side leads to the garage. The entrance door features an accessibility ramp with a handrail.

The private low maintenance rear garden is laid to gravel with side gated access and pedestrian door into the garage.

LARGE GARAGE
with an up and over door to the front, pedestrian door into the garden, window to the rear aspect.

SALES AGENTS NOTES
Please note the property title is currently unregistered with HMLR and the sale of this property is subject to Grant of Probate.

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



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Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambridgeshire

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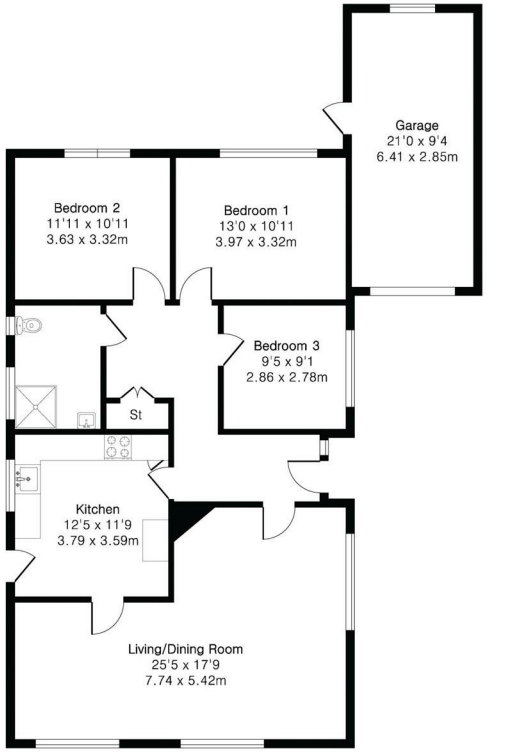
Approximate Gross Internal Area 1120 sq ft - 104 sq m
(Excluding Garage)
Garage Area 197 sq ft – 18 sq m



Ground Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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