

Robins Close, Isleham, CB7 5US

CHEFFINS

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Isleham,
CB7 5US

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Guide Price £249,500



- Semi-Detached Home
- 2 Double Bedrooms
- Cloakroom
- Off-Road Parking for 2 Cars
- Single Garage
- Private Enclosed Rear Garden
- Cul-De-Sac Location
- Boiler Warranty until 2032

A well-presented semi-detached home situated in a quiet cul-de-sac within a popular village, conveniently located within walking distance of the local recreation ground. The accommodation comprises a welcoming living room, fitted kitchen, cloakroom and two generous double bedrooms. Outside the property benefits from a private rear garden, a single garage and off-road parking for two cars.









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, stairs leading to the first floor.

CLOAKROOM
with a low level WC, hand wash basin, heated towel rail, wall mounted gas fired boiler (10 year warranty until 2032), double glazed window to the front aspect.

KITCHEN
Comprising a range of wall and base mounted units with worktop over, stainless steel sink and drainer, space for freestanding oven with extractor hood over, space and plumbing for washing machine and fridge/freezer, double glazed window to the front aspect.

LIVING ROOM
with built-in storage cupboard, French doors leading out to the garden.

FIRST FLOOR

LANDING
with airing cupboard.

BEDROOM 1
with built-in wardrobes and a double glazed window to the rear aspect.

BEDROOM 2
with a double glazed window to the front aspect.

SHOWER ROOM
with a low level WC, vanity hand wash unit, walk-in shower cubicle, heated towel rail, access to the loft space and a double glazed window to the side aspect.

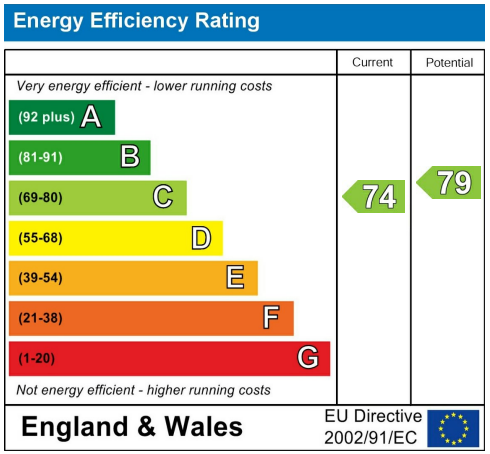
OUTSIDE
To the front of the property is two areas laid to shingle providing off-road parking for 2 cars. A pathway leads to the front entrance door and side gated access into the rear garden.

The rear garden is mainly laid to lawn with a patio area, decorative slate and gravel borders and corner flower bed.

GARAGE
with power and lights, eaves storage and up and over door to the front.

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







TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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Guide Price £249,500
Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambridgeshire

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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