



Station Road, Isleham, CB7 5QT

CHEFFINS

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Isleham,
CB7 5QT

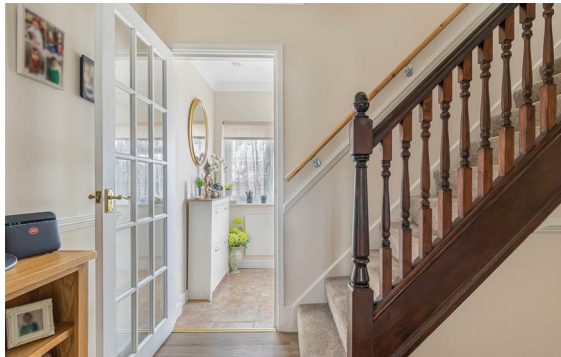
- Semi-Rural Village Location
- Views over open Farmland
- 2 Bedrooms
- First Floor Shower Room
- Kitchen & Utility Room
- Rear Garden & Driveway

A 2 bedroom terraced home set on the edge of the sought-after village of Isleham, enjoying views across open farmland. The ground floor features a welcoming living room, a bright conservatory, a well equipped kitchen and a separate utility room with 2 bedrooms and a shower room on the first floor. Outside, the property benefits from a generous rear garden, split into two sections and a driveway providing parking for 3/4 cars.

2 1 2

Guide Price £285,000





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 PORCH

with a window to the front aspect and an entrance door to the side aspect, electric panel heater, tiled flooring, inset spotlights.

ENTRANCE HALL

with stairs leading up to the first floor, Karndean flooring, radiator, under stairs storage cupboard with a window to the front aspect.

KITCHEN

with a range of matching wall and base units with work surfaces over, built-in electric oven, built in fridge, 4 ring electric hob with extractor hood over, 1.5 bowl stainless steel sink, breakfast bar, tiled flooring, radiator, door to the rear, window to the rear aspect.

UTILITY ROOM

with space and plumbing for appliances with work surfaces over, tiled flooring, windows to the rear and side aspects, door into the conservatory.

LIVING ROOM

with a gas fire with back boiler, York stone fireplace surround, built-in storage cupboard, radiator, window to the front aspect enjoying views overlooking the open fields and French doors opening into the conservatory.

CONSERVATORY

A fantastic space with a set of French doors leading out to the rear garden with tiled flooring and an electric heater/air conditioning unit. uPVC construction with brick plinth.

FIRST FLOOR**LANDING**

with a loft access and a window to the front aspect overlooking the open fields.

BEDROOM 1

with a built-in wardrobe, radiator, storage cupboard and a window to the rear aspect.

BEDROOM 2

with a radiator and a window to the front aspect enjoying views overlooking the open fields.

SHOWER ROOM

with a refitted suite comprising a low level WC, pedestal wash hand basin, shower cubicle with glass screen, chrome heated towel rail, tiled flooring, airing cupboard housing the water cylinder, window to the rear aspect.

OUTSIDE

To the front of the property is a shingled driveway with parking for 3/4 cars and with a pathway leading to the front entrance door. The property enjoys an aspect over open fields to the front.

To the rear of the property is a patio seating area with the remaining garden is laid to lawn, partly enclosed by walls with a brick built storage shed with power and lighting. A gated entrance leads through to an additional garden area laid to lawn with a pathway, mature hedgerows and shrub borders and a variety of fruit trees.

The property benefits from a right of way across the neighbours garden.

WORKSHOP

Brick built with power and light.

SALES AGENTS NOTES

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Guide Price £285,000
 Tenure – Freehold
 Council Tax Band – B
 Local Authority – East Cambridgeshire





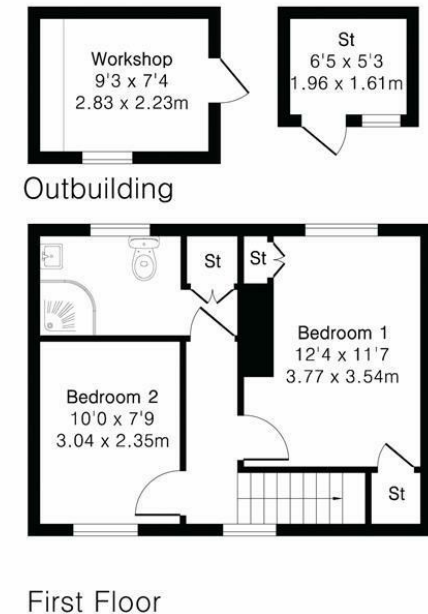
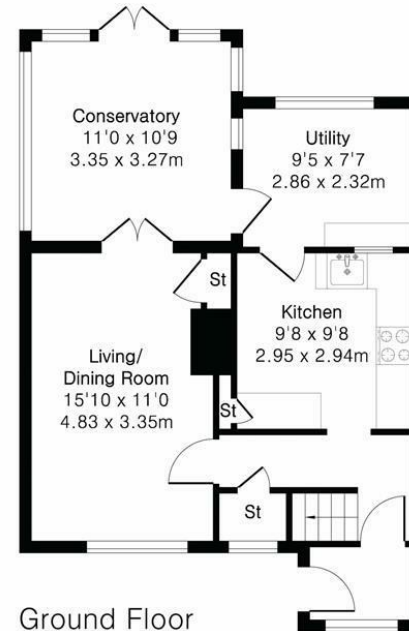


Approximate Gross Internal Area 896 sq ft - 83 sq m (Excluding Outbuilding)

Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 332 sq ft – 31 sq m

Outbuilding Area 102 sq ft – 9 sq m



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.

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.

