



£1,300 PCM

18 FESTIVAL ROAD | ELY | CB7 5SY

Three bedroom family home in the popular village of Isleham. Kitchen/diner, conservatory, rear Garden and utility area are just some of the features this property has to offer.
A lovely community area in a village location.
Walking distance to local primary school and village shop. Pets Considered. Call us today and book your viewing!
Easy Access to USAF MILDENHALL & LAKENHEATH , A11 / A14 & Ely & Kennett Rail Stations.

Entrance Hall

Staircase leading to first floor.

Utility Area

Storage cupboard, space for tumble drier and access to:

Lobby

Door to front aspect and radiator

Kitchen 7'9"x8'6" (x) (2.36x2.59 (x))

Wide range of wall and base units, space for electric cooker and white goods. Wall mounted gas boiler and Window to rear aspect.

Dining area 12'10"x8'6" (x) (3.91x2.59 (x))

French doors leading out to the conservatory.

Living Room 12'10"x11'6" (x) (3.91x3.51 (x))

Window to front aspect.

Conservatory 10'9"x9'7" (x) (3.28x2.92 (x))

With French doors leading out to the rear garden.

First Floor Landing

Airing cupboard housing the hot water tank, window to the side aspect.

Bedroom 1 10'8"x10'1" (x) (3.25x3.07 (x))

With built in wardrobes, window to the front aspect.

Bedroom 2 12'7"x8'6" (x) (3.84x2.59 (x))

Window to the rear aspect.

Bedroom 3 10'0"x6'11" (x) (3.05x2.11 (x))

Window to the front aspect.

Bathroom

Suite comprising of panel sided bath with shower over, wash hand basin within vanity unit, tiled walls and floor and window to the rear aspect.

WC

Low level WC, window to side aspect.

Outside

Gravelled frontage providing off road parking, shrub border, fence boundary with gated access and side access to rear garden. Fully enclosed south facing generous sized garden, patio area, garden shed and outhouse, various shrubs and trees.

Directions

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