

Clarke Philips

Estate Agents & Property Management



£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

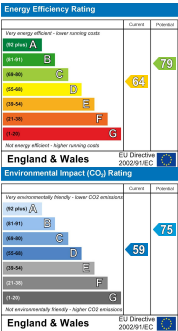
Low level WC, window to side aspect.

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

01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk



MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.