

Chilterns



Mill Street, Isleham, Ely

FREEHOLD £270,000

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Mill Street, Isleham, Ely, CB7 5RY

£270,000 Freehold

A charming period two bedroom cottage, pleasantly situated in this popular village, having been updated and modernised and benefitting from a cosy sitting room, modern kitchen and bathroom, gas heating and Upvc double glazing. There are pleasant gardens and off road parking. Viewings are recommended.



SITUATION LOCATION

Chiltems are pleased to offer to the market this charming two bedroom period cottage which offers an abundance of character to include original exposed beams, timber doors with wrought iron latched handles, handmade wooden shutters to most of the windows and a feature fireplace in the sitting room. Other features include a useable cellar, good sized south facing enclosed rear garden and off road parking. The single storey bathroom addition has recently had a new roof installed including trusses, insulation and felt covering. The main roof timbers have also been treated and a guarantee provided and new insulation installed in the loft.

The sale of this property offers purchasers an excellent opportunity to acquire a lovely cottage in the village and early viewings are recommended.

Isleham is a rural Fenland Village lying in the south-east corner of Cambridgeshire. It is situated about 6 miles north east of Newmarket, and 8 miles from Ely, and is about 5 miles from Mildenhall. Isleham has a population of about 2,300. The village has 3 churches, 5 shops: a Co-op supermarket, a Chinese Takeaway, a hairdressers, a Post Office and a butchers. There are 3 Public Houses - The Rising Sun, The Griffin & The Merry Monk. The Bowls club is available for private hire.

On the recreation ground there is a new community centre The Beeches, there are also the cricket and football pitches, a Multi Use Games Area for tennis etc and now a new skate park. There is a pre-school playgroup and a primary school catering for four and a half to eleven year olds from Isleham & surrounding villages. A new play park opened in 2014 is also available for the children with a good variety of play equipment.

SITTING ROOM

14' 6" x 11' 2" (4.44m x 3.42m)

Feature fireplace with timber surround and inset free standing electric wood burning style stove, recessed cupboard, exposed beams to the ceiling and walls, wood effect tiled flooring, Upvc sealed unit double glazed window to front aspect with wooden shutters and timber entrance door, radiator.

KITCHEN

11' 2" x 7' 7" (3.42m x 2.32m)

Fitted wall and floor cupboard units with Beech block work surfaces over incorporating sink unit with mixer tap. Electric ceramic hob with extractor canopy over, built in electric double oven, plumbing for dishwasher, under cupboard lighting, wall mounted Ideal gas fired combination boiler (serving central heating and domestic hot water), ceramic tiled flooring, window to rear aspect.

CELLAR

11' 2" x 7' 8" (3.42m x 2.34m)

Plumbing for washing machine, vanity hand basin, electric lighting and power, ceramic tiled flooring, small window for ventilation.

INNER LOBBY

With Upvc sealed unit double glazed door to outside, ceramic

tiled flooring.

BATHROOM

8' 0" x 5' 7" (2.44m x 1.72m)

Modern suite comprising WC with built in vanity sink unit with illuminated mirror over, shower/bath with shower over and folding glass shower screen, vertical heated towel rail, fully tiled walls and ceramic tiled flooring, Upvc sealed unit double glazed window to side aspect.

LANDING

Stairs from entrance hall, access to loft space with ladder, timber flooring.

BEDROOM ONE

14' 1" x 11' 3" (4.31m x 3.44m)

Wood effect laminate flooring, Upvc sealed unit double glazed windows to front aspect with fitted wooden shutters, radiator.

BEDROOM TWO

11' 10" x 9' 3" (3.61m x 2.84m)

Wood effect laminate flooring, Upvc sealed unit double glazed window to rear aspect with fitted wooden shutters.

OUTSIDE

There are gardens to the front and rear of the property. The front garden is partially walled and the remainder is laid to slate for ease of maintenance and shrubs. A shared private driveway to the side of the adjoining cottage gives access to the rear and a parking space. The rear garden is enclosed and partly lawned as well as having a large sun deck.

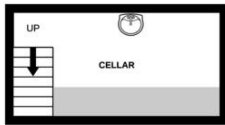
EPC RATING D

COUNCIL TAX BAND A

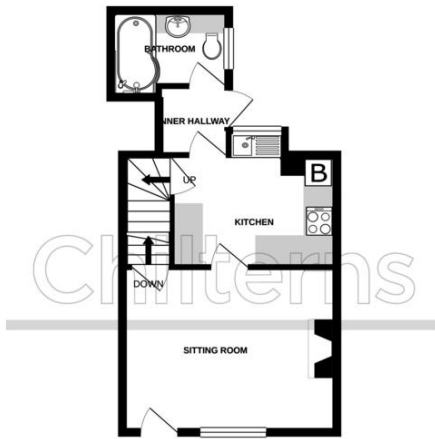
SERVICES Mains electric, water, drainage and gas. Gas central heating.



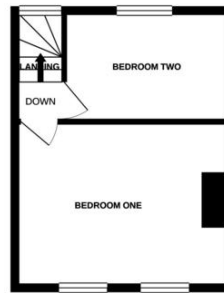
BASEMENT
111 sq.ft. (10.3 sq.m.) approx.



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

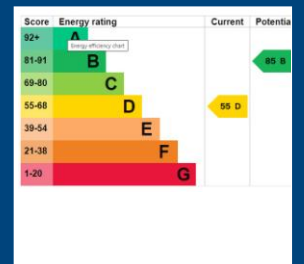


1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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