



**The Causeway, Isleham CB7 5ST**

**Guide Price £375,000**



## The Causeway, Isleham CB7 5ST

A detached bungalow standing on a generous size plot and located in this popular village with a thriving local community.

Offering huge scope and in need of improvement, this property boasts accommodation to include, living room, kitchen, four bedrooms ( possible dining room ) and family bathroom.

Externally the property offers sizeable gardens on an extensive plot.

No chain.

### Entrance Hall

Generous entrance hall with doors to kitchen, living room, bedrooms 1 and 2 and bathroom. Built-in storage cupboard. Door to front.

### Kitchen 10'10" x 10'3" (3.32m x 3.13m)

Generous kitchen with some fitted storage cupboards. Stainless steel sink and drainer. Built-in storage cupboards. Radiator. Window to rear aspect. Door to entrance hall.

### Living Room 15'9" x 11'4" (4.81m x 3.47m)

Spacious living room with window to rear aspect. Fireplace with tiled surround and hearth. Radiator. Doors to bedroom 3 and entrance hall.

### Bedroom 1 12'4" x 11'4" (3.77m x 3.47m)

Spacious bedroom with built-in wardrobes. Window to front aspect. Radiator. Door to entrance hall.

### Bedroom 2 10'3" x 9'2" (3.13m x 2.81)

Generous bedroom with window to front aspect. Radiator. Door to entrance hall.

### Bedroom 3 11'2" x 9'5" (3.42m x 2.88m)

Generous bedroom with window to rear aspect. Radiator. Door to bedroom 4. Half glazed door to living room. Glazed door to rear garden.

### Bedroom 4 10'0" x 9'5" (3.07m x 2.88m)

Generous bedroom with window to front aspect. Radiator. Door to bedroom 3.

### Bathroom

White suite comprising W.C., pedestal hand basin with taps over and panelled bath. Radiator. Obscured window. Door to entrance hall.

### Outside - Front

Lawned area with some mature tree and shrub planting. Hardstanding driveway leading on to side access and rear garden.

### Outside - Rear

Spacious rear garden mainly laid to lawn with central pathway. Entrance door to bedroom 3.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 83 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast

available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage – Ofcom

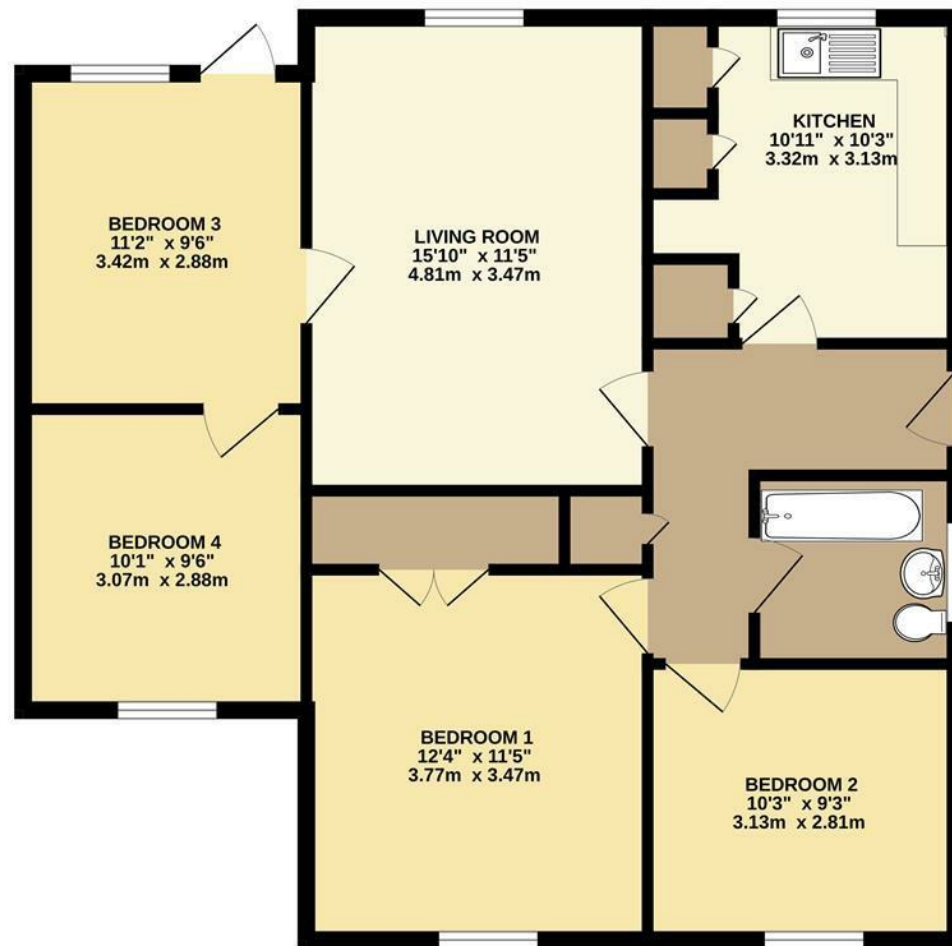
advise likely on all networks

Rights of Way, Easements, Covenants

– None that the vendor is aware of

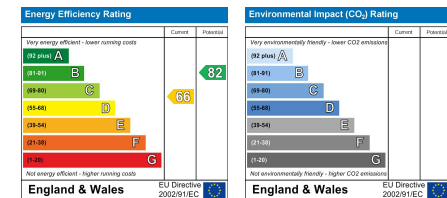
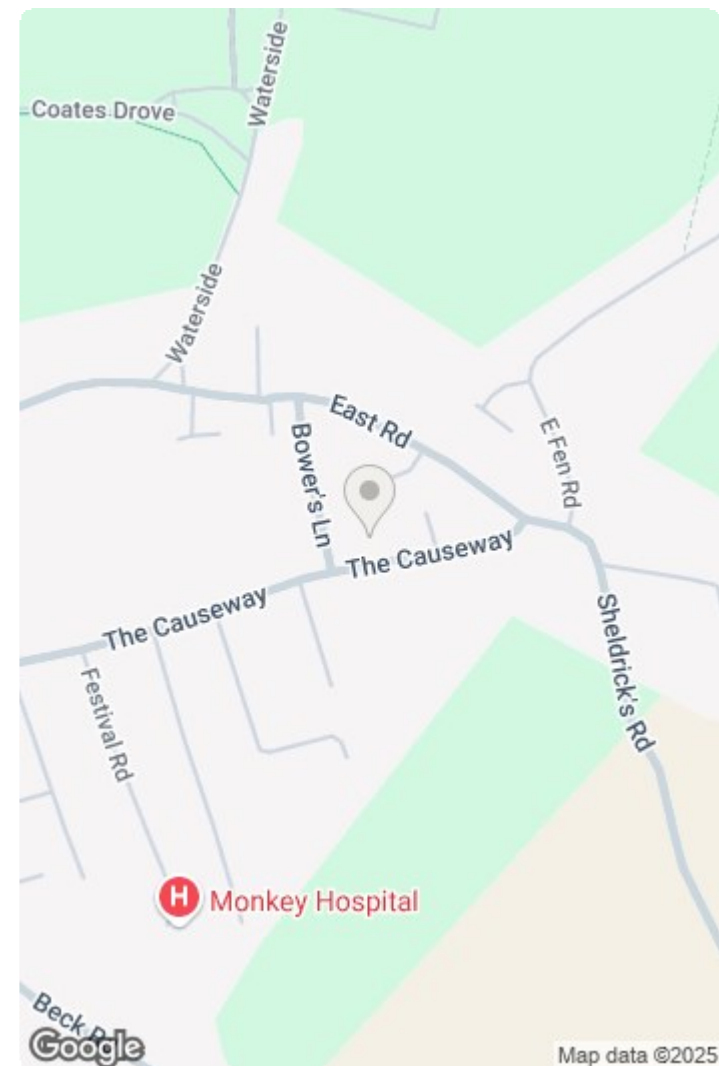


GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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