



## Waterside, Isleham, Cambs, CB7 5SH

Rent - £1,250

Deposit - £1,442

Beautifully Presented 3-Bedroom Detached Home – Available to Let

Located in a sought-after residential area close to RAF bases, this well-maintained 3-bedroom detached house offers comfortable and modern living ideal for families or professionals.

The property features a spacious and contemporary kitchen, a modern family bathroom, and a convenient separate W/C. Fresh new carpets will be laid prior to tenancy, providing a crisp and clean feel throughout. Externally, the home benefits from a generously sized garden—perfect for outdoor entertaining or family activities, as well as off-road parking for added convenience.

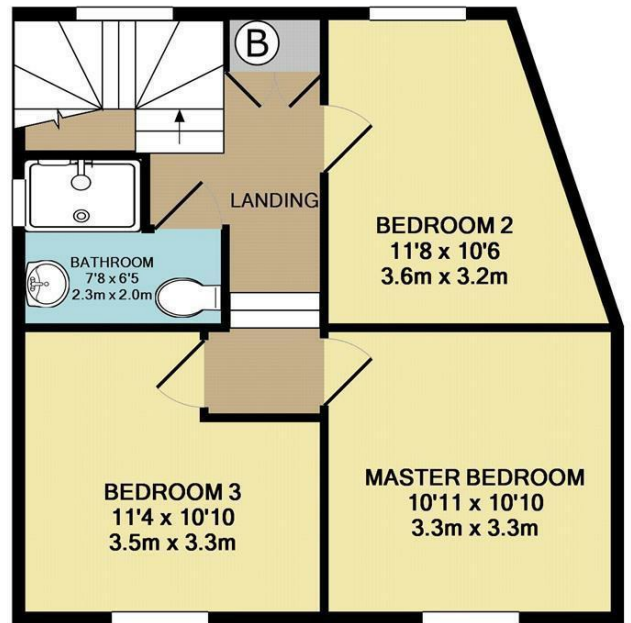
- DETACHED HOUSE
- 3 GOOD SIZED BEDROOMS
- SPACIOUS LIVING ROOM
- FAMILY BATHROOM & CLOAKROOM
- GARDEN & OFF ROAD PARKING
- VILLAGE LOCATION
- GAS HEATING & EPC D
- NEW CARPETS WILL BE LAYED PRIOR TO TENANCY
- PETS CONSIDERED
- CLOSE TO RAF BASES



Council Tax Band: B - EPC Rating: D 57



GROUND FLOOR  
APPROX. FLOOR  
AREA 491 SQ.FT.  
(45.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 968 SQ.FT. (89.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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