



Radcliffe & Rust
Residential sales & lettings

6 Peyton Place Station Road, Isleham CB7 5GH
Guide Price £290,000

Radcliffe & Rust are delighted to offer for sale this modern two bedroom end-terrace property in Peyton Place in Isleham, CB7. The property is located on Station Road and is within easy access of the heart of the popular village of Isleham with the centre of the village and popular Beeches sports and recreation centre being within close walking distance. Isleham is an attractive village with a real community spirit. It offers a wealth of local amenities including three public houses, The Beeches - a modern community centre with large recreation ground, co-op, post office, butchers and Chinese take-away. It also falls within the catchment for the "good" rated Isleham Primary School & the "Outstanding" rated Soham Village College for secondary education. The village is also well placed for the commuter as it is located eighteen miles north east of Cambridge, ten miles south east of Ely, eight miles north of Newmarket and sixteen miles west of Bury St Edmunds. The nearest train stations can be found in Soham and Ely with Ely train station offering a direct service to London Kings Cross.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this modern end-terrace property in the ever popular village of Isleham, CB7. Offering two double bedrooms and a generous rear garden, this recently built home has modern interiors throughout including an open plan kitchen diner overlooking the rear garden.

The property is set back from the pavement behind a hedge with a grassed and shingle front garden and paved pathway leading to the front door and to the side gate which leads to the rear of the property. Over the front door there is a white painted wooden porch. Once inside, you are welcomed into a hallway with stairs leading to the first floor with a useful open space under the stairs perfect for coat and shoe storage. On the left hand side of the hallway next to the front door is the downstairs cloakroom which has a W.C. and hand basin. On the right hand side of the hallway is the living room. Overlooking the front of the property, the living room has a green coloured feature wall and could fit an L shaped sofa if required. At the rear of the property is the open plan kitchen diner. With grey gloss wall and base units and a contrasting wood coloured worktop and upstand, the kitchen has been designed in an L-shape and has a stainless steel sink and drainer, space and plumbing for a washing machine, electric oven, hob, integrated cooker hood, integrated under counter fridge/freezer and space for a full height fridge freezer. The dining area of the room is large enough for a table for four to six people and there is a half glazed door leading to the rear garden.

On the first floor, there are two double bedrooms and the main bathroom. The first floor landing is large and has been cleverly used by the current owner to create a work from home office space. The first bedroom you come to is bedroom two. A good sized double, the space has been cleverly utilised by adding cupboards and storage around the bed to maximise storage space. Next to bedroom two is bedroom one. With two dark blue painted walls, bedroom one is another generous double bedroom which overlooks the rear of the property and benefits from a fitted wardrobe. At the end of the hallway is the newly renovated bathroom. This bright and inviting space has marble coloured wall tiles with a bath and dual overhead shower heads, W.C. and hand basin.

To the rear of the property, there is a generous sized rear garden with a large paved patio, grassed area and wooden shed with power connected. At the end of the garden there is a gate leading to the property's two allocated parking spaces.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold

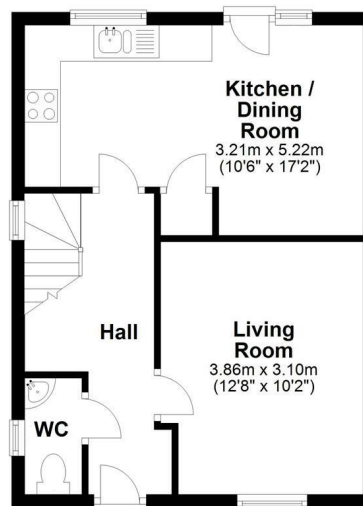
Council Tax: Band B = £1,779 for 2024 - 2025 (East Cambridgeshire District Council)

Monthly service charge £21.27 per month

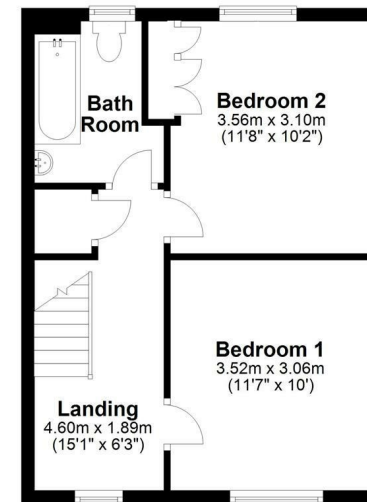




Ground Floor
Approx. 37.2 sq. metres (400.8 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 74.1 sq. metres (798.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	76	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

