



East Fen Road, Isleham, CB7 5SW

**CHEFFINS**

## East Fen Road

Isleham,  
CB7 5SW

- 3 Bedroom Detached Bungalow
- Generous Plot
- Non-Estate Location Backing onto Fields
- Development Opportunity (subject to planning)
- Part Concrete Construction
- Considered only suitable for specialist mortgage lending or cash purchase

A 3 bedroom detached bungalow available to CASH purchasers standing in a generous plot in a non-estate location on the edge of the village and with tremendous potential for extending and updating (subject to planning permission). The property is of part concrete construction and therefore a purchaser will be required to be cash or have prior approval from a specialist mortgage lender. An excellent opportunity for development.



### Guide Price £325,000





## LOCATION

ISLEHAM is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses including the Merry Monk restaurant, together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is a new community centre, The Beeches, football and cricket pitches and a multi-use games area.

## ENTRANCE PORCH

with uPVC double glazed door.

## HALLWAY

with uPVC entrance door, access to the roof space, cupboard housing Worcester gas fired central heating boiler, further storage cupboard.

## SITTING ROOM

with a fireplace with gas fire, sliding patio door leading to the rear garden.

## KITCHEN

with a sink and drainer with mixer tap, fitted base and wall mounted units, extractor fan, half glazed door leading to the rear garden.

## DINING ROOM

with a serving hatch from the kitchen.

## BEDROOM 1

with a fireplace with tiled hearth.

## BEDROOM 2

## BEDROOM 3

## BATHROOM

with a bath with mixer tap and shower attachment, separate shower area, pedestal hand basin, low level WC, tiled flooring.

## SEPARATE CLOAKROOM

with a low level WC and hand basin.

## OUTSIDE

The property stands in an elevated plot with a large front garden and a long driveway leading to a garage.

To the rear of the property is a large garden laid to lawn with established shrubs and a store shed.

## GARAGE

with an up and over door to the front, pedestrian door to the rear.

## AGENTS NOTE

Potential buyers are advised that the property is of part concrete construction and therefore will be required to be cash or have prior approval from a specialist mortgage lender.

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C

Construction - The front of the property is of concrete construction.


Services:

Mains electricity, gas, water and sewerage.

Broadband and telephone connected.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>	<b>37</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

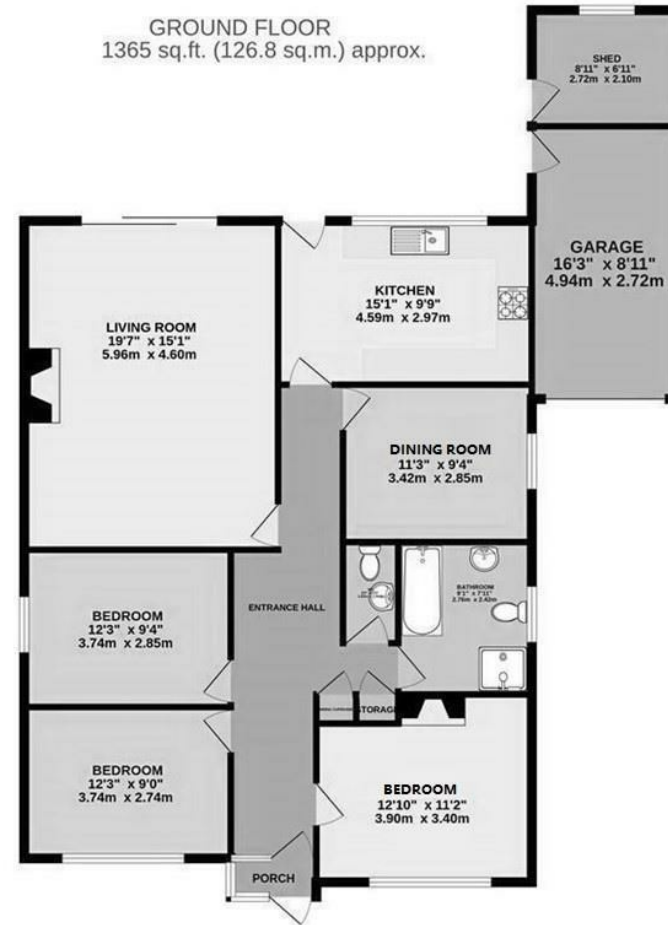
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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire

GROUND FLOOR  
1365 sq.ft. (126.8 sq.m.) approx.



12 EAST FEN ROAD, CB7 5SW

TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.