



Beck Road, Isleham, CB7 5SA

**CHEFFINS**

## Beck Road

Isleham,  
CB7 5SA

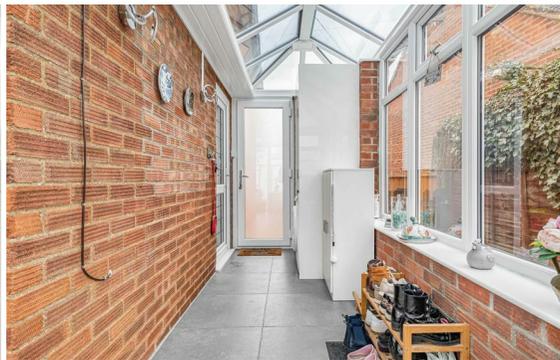
- Detached Bungalow
- Well Presented Accommodation
- Modern Kitchen/Breakfast Room
- Double Aspect Living Room
- 2 Bedrooms - 1 Ensuite
- Gated Driveway
- Enclosed Rear Garden

A well presented 2 bedroom detached bungalow situated close to the centre of this popular village. The accommodation comprises a modern fitted kitchen/breakfast room, a double aspect living room, an 'L' shaped conservatory and a primary bedroom with ensuite shower room. External features include a gated driveway and an enclosed rear garden with a garage/workshop.

2 1 1

**Guide Price £400,000**





## 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 HALL**

with a double glazed entrance door with full length glazed window, solid oak engineered flooring, radiator, inset spotlights, storage cupboard, access to the loft space.

**LIVING ROOM**

A dual aspect room with double glazed windows to the front and side aspects, 2 radiators, electric fire.

**KITCHEN/BREAKFAST ROOM**

A fantastic refitted kitchen comprising a range of matching wall and base units with work surfaces over, granite work surfaces, 1.5 bowl sink, built-in AEG double oven, AEG induction hob with extractor hood over, space for fridge/freezer, built-in dishwasher and washing machine, tiled flooring, inset spotlights, full length modern radiator, double glazed door opening into the conservatory.

**CONSERVATORY**

uPVC with brick plinth construction with built-in cupboards, tiled flooring, modern radiator, French doors opening onto the rear garden with fly screen, glazed door to the front aspect.

**BATHROOM**

with a low level WC, vanity wash hand basin, shower cubicle with glass screens, inset spotlights, tiled flooring, extractor fan, double glazed window to the rear aspect.

**BEDROOM 1**

with a double glazed window to the side aspect, radiator, built-in wardrobe, solid oak engineered flooring.

**ENSUITE SHOWER ROOM**

a refitted suite comprising a low level WC, vanity wash hand basin, shower with glass screen, inset spotlights, extractor fan, tiled flooring, double glazed window to the rear aspect.

**BEDROOM 2**

with a radiator, built-in wardrobe, double glazed window to the front aspect.

**OUTSIDE**

The property is accessed via iron gates leading onto the resin driveway. The front garden is beautifully landscaped with a block paved pathway, flower beds and mature hedges.

The rear garden is mainly laid to lawn with an area laid to resin, a block paved seating area, flower beds, mature shrub borders and fruit trees.

**GARAGE**

Located in the rear garden, not accessible by car. with an up and over door, a pedestrian door, power and light.

**SALES AGENTS NOTES**

For more information on this property, please refer to the Material Information Brochure on our website.



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>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</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		

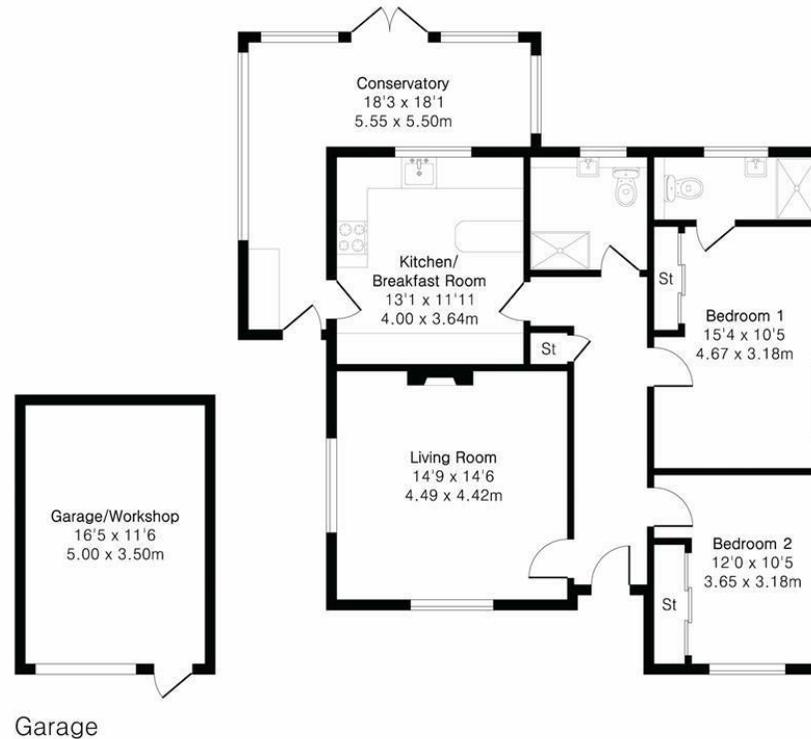


Guide Price £400,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East  
 Cambridgeshire



**Approximate Gross Internal Area 1092 sq ft - 101 sq m  
(Excluding Garage)**

Garage Area 188 sq ft - 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.



Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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.

