





Isleham is a well-regarded Cambridgeshire village, offering an appealing balance of countryside living with convenient access to nearby market towns and transport links. The village itself provides a range of everyday amenities including a village shop, butchers, local pubs, a primary school, The Beeches village hall, recreational facilities and beautiful countryside walks, making it a popular choice for families and those seeking a quieter pace of life.

For a wider selection of shopping and services, Isleham is ideally positioned close to both Ely and Newmarket, with Newmarket offering a vibrant high street, supermarkets, cafés and restaurants, as well as its world-famous racing heritage. Ely provides further excellent facilities including independent shops, riverside walks, leisure options and a mainline railway station with direct links into Cambridge and London.

The village is also well placed for access to the A14 and surrounding road network, making it an excellent location for commuters travelling towards Cambridge, Bury St Edmunds and beyond. Surrounded by open countryside and scenic walking routes, Isleham is an ideal setting for those looking for a village lifestyle while remaining within easy reach of key local centres.

Offered for sale with no onward chain, this spacious bungalow presents an excellent opportunity for purchasers seeking a home with plenty of potential in a popular village setting. While the property would benefit from modernisation, it offers generous accommodation and a particularly impressive plot, making it ideal for those looking to update, improve and potentially extend (subject to the relevant planning permissions).

The property is approached via a rear garden with pathway leading to the entrance. Internally, the accommodation is arranged across one level and comprises an entrance lobby leading to the kitchen, main living areas and bedrooms. The living/dining room is a bright and welcoming space, offering a generous layout with plenty of room for both seating and entertaining.

The kitchen/breakfast room is of a good size and leads through to the rear garden. The bungalow offers three bedrooms, along with a further study, ideal for those working from home or requiring additional flexible accommodation. A wet room completes the internal layout.

Externally, the property truly stands out thanks to its substantial rear garden, offering a wonderful outdoor space with lawn, mature planting and excellent privacy. The size of the plot provides huge scope for landscaping and potential extension, subject to planning. In addition, the property

benefits from a detached garage, further outbuildings/storage and private driveway.

Overall, this is a rare opportunity to acquire a bungalow in Isleham with significant potential, generous accommodation and an outstanding garden, making it an ideal project for buyers seeking a long-term home or investment.

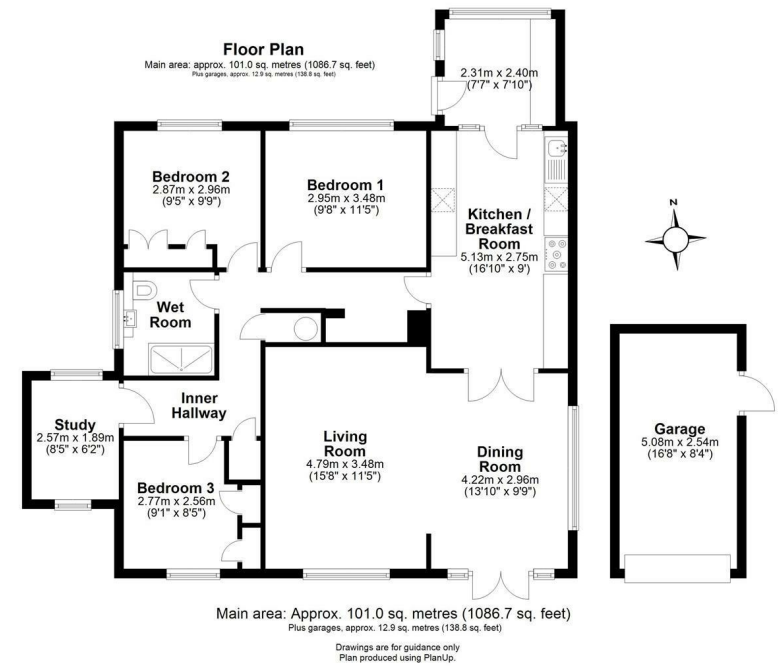
#### Agent notes

Tenure: Freehold

Chain Free

Council Tax Band: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(91-91) <b>B</b>		
(89-80) <b>C</b>		
(55-66) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC



