



Bluebell Road, Isleham, CB7 7AA

**CHEFFINS**

## Bluebell Road

Isleham,  
CB7 7AA

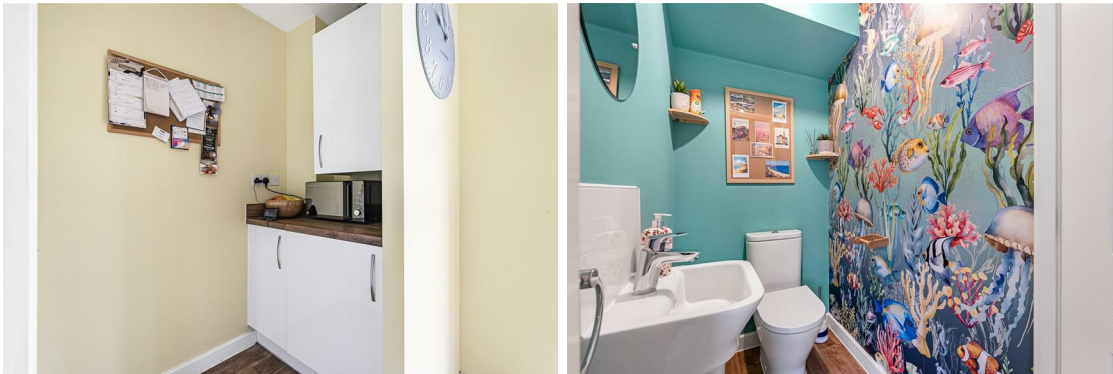
- Modern, semi-detached home
- Beautifully presented throughout
- Well-appointed kitchen/diner
- Two bedrooms
- En suite and bathroom
- South facing rear garden
- Two allocated parking spaces

An immaculately presented 2 bed semi detached house offering a perfect first time buyer opportunity. The property boasts a large south facing garden which is well maintained, two allocated parking spaces and benefits from solar panels.

2 2 1

## Offers In Excess Of £270,000





## 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, radiator, vinyl flooring, stairs leading to the first floor,

## **LIVING ROOM**

with a double glazed window to the front aspect, radiator, large under stairs storage cupboard.

## **KITCHEN/DINING ROOM**

with a range of matching wall and base units with work surfaces over, 1.5 bowl sink, 4 ring gas hob with extractor hood over, electric Zanussi oven, built-in fridge/freezer and dishwasher, radiator, vinyl flooring, French doors opening onto the rear garden and 2 windows.

## **UTILITY ROOM**

with base units housing an integral washer/dryer, work surfaces over, wall mounted gas fired boiler.

## **CLOAKROOM**

with a low level WC, wall mounted wash hand basin, vinyl flooring, extractor fan, radiator.

## **FIRST FLOOR**

### **LANDING**

with loft access.

### **BEDROOM 1**

with built-in wardrobes and a double glazed window to the rear aspect.

### **ENSUITE SHOWER ROOM**

with a low level WC, wall mounted wash hand basin, shower cubicle with tiled splashbacks, tiled flooring, inset spotlights, heated towel rail, extractor fan, double glazed window to the rear aspect.

### **BEDROOM 2**

with built-in storage cupboard, radiator and 2 double glazed windows to the front aspect.

### **BATHROOM**

with a low level WC, vanity wash hand basin, side panel bath with shower over and glass screen, tiled splashbacks, heated towel rail, double glazed window to the side aspect.

### **OUTSIDE**

To the rear of the property is a garden mainly laid to lawn with a patio seating area, cornerstone shingle bed with raised flower bed borders, timber shed and gated access.

To the front of the property are 2 allocated parking spaces.

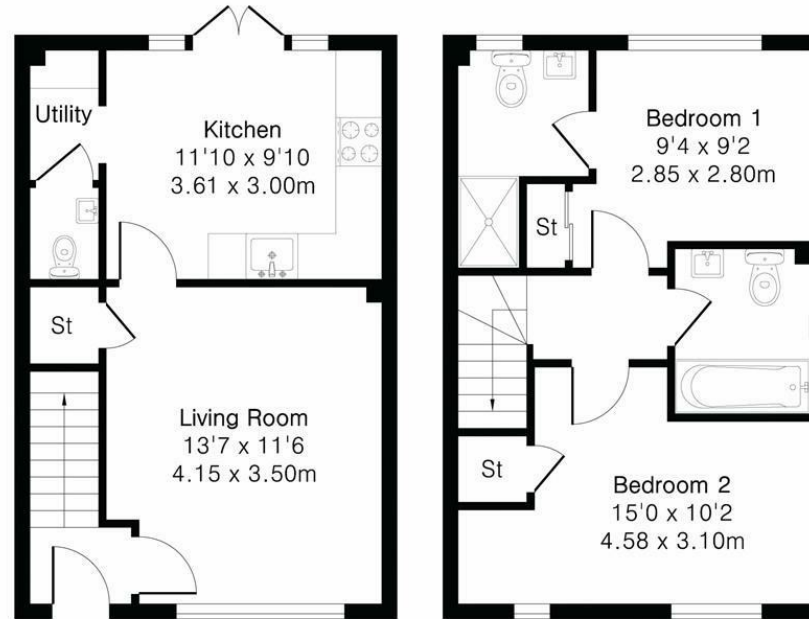




**Approximate Gross Internal Area 720 sq ft - 66 sq m**

Ground Floor Area 360 sq ft – 33 sq m

First Floor Area 360 sq ft – 33 sq m



Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	95	96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £270,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambridgeshire



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>.

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