



Goodchilds Gardens, Isleham, CB7 5GB

CHEFFINS

Goodchilds Gardens

Isleham,
CB7 5GB

- Semi-Detached House
- 2 Bedrooms
- Kitchen/Dining Room
- Off-Road Parking
- Corner Plot
- Enclosed Rear Garden
- NO CHAIN

A 2 bedroom semi-detached house set on a corner plot with gravelled parking to the front and two allocated spaces to the rear. The property is offered with NO CHAIN and benefits from an enclosed rear garden with storage shed, uPVC double glazing and gas central heating. Viewing Recommended.



Guide Price £230,000





LOCATION

ISLEHAM is an attractive village with good local facilities including a range of shops, post office, primary school and parish church. The racing town of Newmarket lies seven miles south via the A14, the cathedral city of Bury St Edmunds lies 17 miles south east via the A14, and the university city of Cambridge lies 18 miles south west via the A142 and A14. Mainline rail services are situated at both Ely, Soham and Newmarket.

ENTRANCE HALL

with a double glazed window to the side aspect, understairs storage cupboard.

KITCHEN/DINING ROOM

with a range of matching wall and base units with work surfaces over, space for electric oven, 1.5 bowl stainless steel sink, water softener, space for washing machine, wall mounted Ideal logic gas boiler, tiled splashbacks, laminate flooring, radiator, double glazed window to the rear aspect and double glazed door to the garden.

LIVING ROOM

with stairs leading to first floor, radiator, double glazed window to the front aspect.

FIRST FLOOR LANDING

with built-in storage cupboard, double glazed window to the side aspect.

BEDROOM 1

with over stairs storage cupboard, radiator, double glazed window to the front aspect.

BEDROOM 2

with a Velux window, radiator.

BATHROOM

with low level WC, pedestal wash hand basin, side panel bath with shower over, Velux window, tiled splashbacks, heated towel radiator.

OUTSIDE

To the front of the property is a shingled parking space. A further parking area behind the property provides off-road parking for an additional 2 cars.

To the rear of the property is an enclosed garden mainly laid to lawn with an Indian standstone patio area, gated side access, timber storage shed, outside tap.

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) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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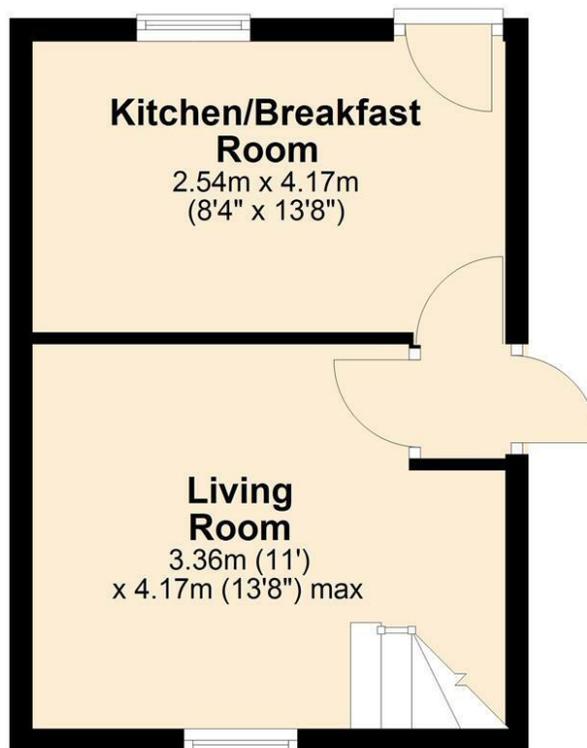
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire

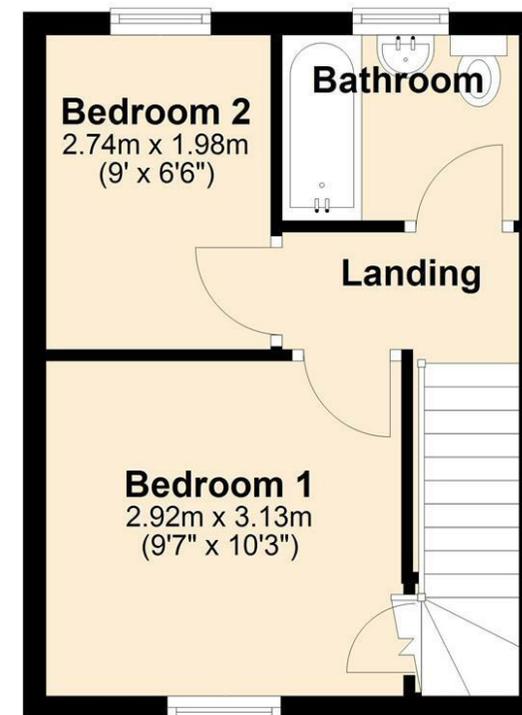
Ground Floor

Approx. 25.0 sq. metres (268.8 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.5 sq. feet)



Total area: approx. 49.0 sq. metres (527.3 sq. feet)

[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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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.