



**63 West Street,
Isleham, Cambridgeshire**

**DAVID
BURR**



63 West Street, Isleham, Ely, Cambridgeshire, CB7 5SD

Isleham is a picturesque village situated approximately 6 miles from the famous horse racing town of Newmarket and 8 miles from the city of Ely. The village itself offers 3 pubs/restaurants, churches including The Arc one of the largest green oak self-build projects in the UK, local convenience store and a large community centre. Isleham is renowned for a close community spirit along with superb open views and beautiful countryside.

A well-positioned and spacious bungalow measuring over 1,000 sq. ft., set in a desirable location backing onto open paddocks. The property offers bright, flexible accommodation including three bedrooms, two reception rooms, a well-equipped kitchen and two bath/shower rooms. With mature gardens, ample parking, and a garage with power and a service pit, the property is offered with no onward chain, presenting an ideal opportunity in a peaceful setting.

A spacious and well-presented three-bedroom bungalow backing onto paddocks, over 1,000 sq. ft., with no onward chain.

Ground Floor

ENTRANCE HALL: Accessed via a glazed front door, the hallway offers loft access and a useful utility cupboard. Doors lead to the principal reception rooms and bedrooms.

SITTING ROOM: A bright, double-aspect reception space with windows to the front and side, centred around a feature fireplace—ideal for relaxed seating.

DINING ROOM: Offering ample space for a family table, with window to the side and door leading to the driveway. Includes two built-in storage cupboards and a separate boiler cupboard.

KITCHEN: A well-lit, triple-aspect room fitted with a range of units, double electric oven, induction hob, and inset sink with mixer tap. Space and plumbing for a dishwasher, along with dedicated space and power for a fridge/freezer.

BEDROOM 1: A comfortable double bedroom featuring sliding doors opening to the front aspect, allowing for plenty of natural light.

BEDROOM 2: Another good-sized double bedroom with a window to the front aspect.

BEDROOM 3: A versatile third bedroom, ideal as a guest room, study or nursery, with a window overlooking the rear garden.

BATHROOM: Fitted with a panelled bath, WC, and hand wash basin. Window to rear aspect.

SHOWER ROOM: With a double-width shower enclosure, WC, hand wash basin and window to the rear.

Outside

The property is set behind a mature front garden with low-level fencing, and a driveway leading to a **GARAGE** complete with power, light and a service pit. The rear garden is equally mature, mainly laid to lawn and enhanced by established planting. A small seating area is tucked into the corner—perfect for enjoying views over the paddocks that lie directly beyond the rear boundary.

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Material Information

SERVICES Gas fired central heating to radiators. Mains water and drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC Band C.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND C (£2,130.99 annually)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction.

COMMUNICATION SERVICES (source Ofcom)

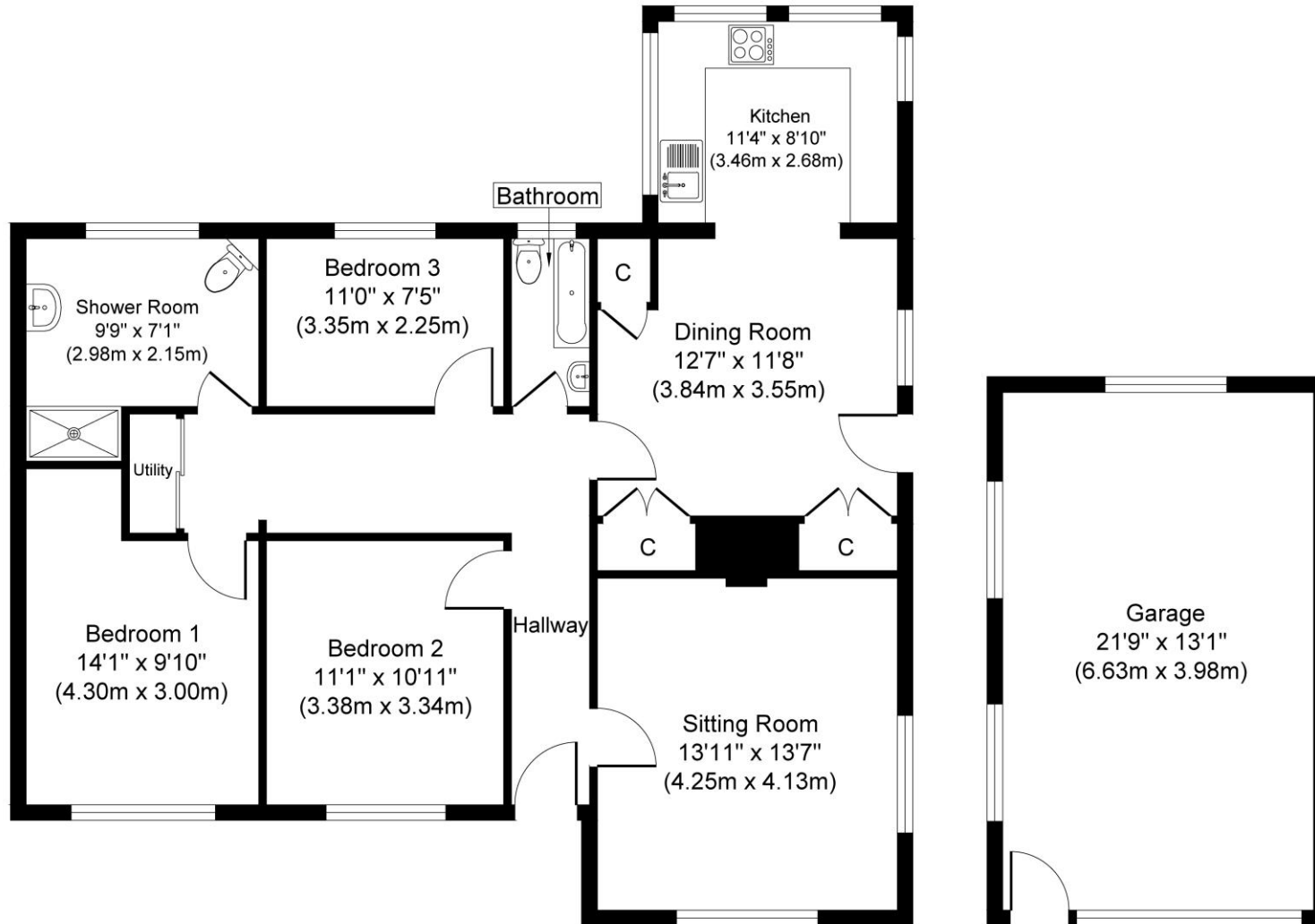
Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS waking.lakes.mercy

VIEWING Strictly by prior appointment only through DAVID BURR.

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Approximate Floor Area
1018 sq. ft
(94.56 sq. m)

Garage
Approximate Floor Area
284 sq. ft
(26.38 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

