



Mill Street, Isleham, Ely, Cambridgeshire

Pocock + Shaw

9 Mill Street
Isleham
Ely
Cambridgeshire
CB7 5RY

A charming 5 bedroom semi-detached period property with exceptional character throughout and attractively situated in the centre of the village. The property is offered with no chain and benefits from a superb open plan living room and a separate dining room, both with open fireplaces, a fitted kitchen and utility room and a ground floor shower room/WC. Features include 3 generous double bedrooms and 2 further single rooms on the first floor, 2 basement rooms/cellars and an enclosed courtyard to the side.

Guide Price £398,000



Accommodation

Living room with an open fireplace with a slate hearth and surround, timber mantle and surround, built in storage cupboards, door with stairs leading to first floor, 2 sliding sash windows and a part glazed entrance door to the front aspect.

Dining room with a fireplace with multi fuel stove, stone hearth and timber surround, storage cupboard with shelving, timber ceiling beam, door with stairs leading to the first floor and a further doorway leading down to 2 large basement rooms.

Kitchen/breakfast room with a feature brick fireplace and a fitted kitchen comprising ceramic sink and drainer with mixer tap and cupboard storage under, range of fitted base and eye level units, Rangemaster double oven range with 5 ring gas burner, ceramic hob units (available by separate negotiation), recessed ceiling spotlights, tiled flooring.

Utility room/ rear hallway with stairs leading to first floor, tiled flooring, double glazed door leading to the side courtyard.

Shower room/WC with a double width tiled shower cubicle, hand basin with cupboard storage under, low level WC, stone tiled floor and window to the side aspect.

First Floor Central landing with access to the roof space, steps dropping down to a half landing.

Bedroom 3 with a fireplace with cast iron grate and surround, tiled hearth and timber mantle, cupboard housing gas fired combination boiler.

Bedroom 4

Bathroom with a corner panelled bath with mixer tap and shower attachment, pedestal hand basin, low level WC, part tiled walls, ladder style wall mounted heated towel rail.

Bedroom 2 with part sloping ceilings.

Bedroom 1 with an attractive exposed brick chimney breast, part sloping ceilings.

Rear landing with stairs leading down to the ground floor and the utility room.

Bedroom 5 with recessed storage.

Outside The front aspect of the property faces directly onto the pavement and to Mill Street. A gravelled driveway to the side is owned by number 9 and a pedestrian gate leads to the courtyard.

To the side/rear of the property is an enclosed courtyard, laid to paving and with a set of steps leading down to the basement of the house.

There is no off-road parking with the property, however, there is on street parking on the public highway in front of the house.

Agents' Note

- 1- There is a vehicular right of way over the driveway for the occupiers of the property at the rear, number 9a.
- 2- The property is currently occupied by tenants and the photos represent their furniture and possessions.

Services and tenure

Tenure The property is freehold.

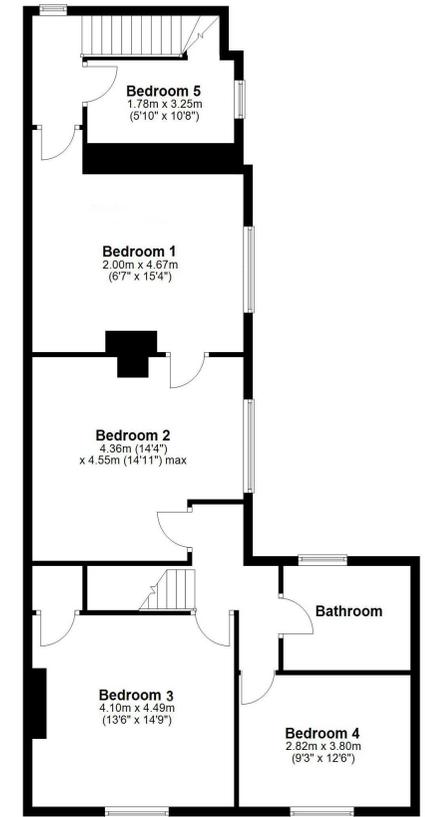
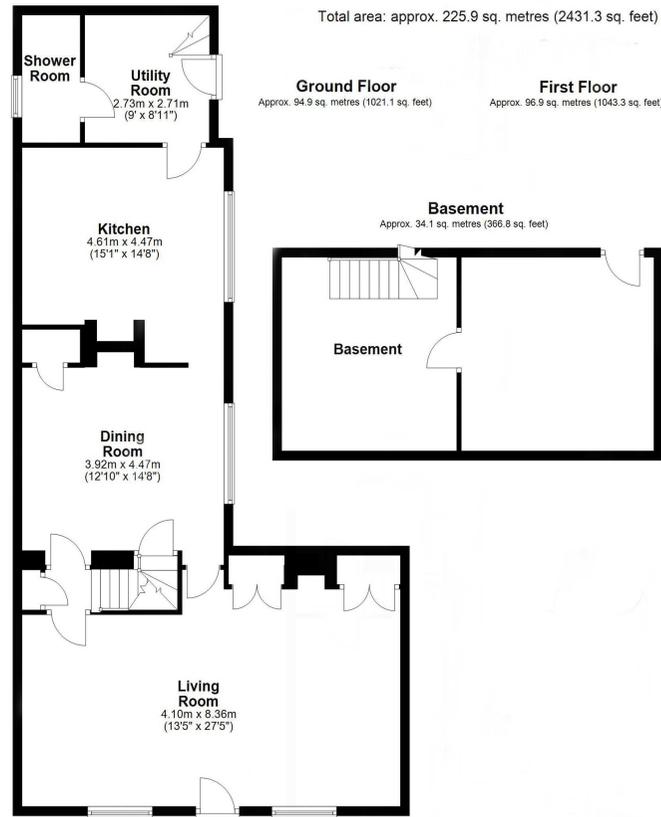
Services Mains water, gas, drainage and electricity are connected.

The property is in Isleham conservation area and the property is in a low flood risk area. The property has a registered title. Internet connection, basic: 19Mbps, Superfast 73Mbps. Mobile phone coverage by the four major carriers available. EPC: C

Council Tax E East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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