



East Road, Isleham, CB7 5SN

CHEFFINS

East Road

Isleham,
CB7 5SN

- Detached Character Property
- 4 Bedrooms
- 3 Reception Rooms
- 3 Bathrooms
- Popular Village Location
- Original Features
- Freehold / Council Tax Band D / EPC Rating D

Cheffins are pleased to offer to the market this detached property located within this popular village on the Cambridgeshire/Suffolk border.

The property in brief offers well proportioned accommodation throughout including entrance hall, sitting room, family room, dining room, kitchen useful utility room and bathroom on the ground floor. On the first floor there are four bedrooms and two bathrooms.

Outside the property offers ample off road parking to the front, fully enclosed garden to the rear and a paved garden to the side. Adjoined to the property is a garage.

The property benefits from gas central heating, early viewing is highly recommended to appreciate the original features and characteristics of the property.

 4  3  3

Guide Price £450,000





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.

COVERED ENTRANCE PORCH

With light and door opening to:

ENTRANCE HALL

With decorative tiled floor, two stained glass feature windows to each side, stairs leading to first floor and doors to:

SITTING ROOM

With inglenook brick fireplace with multi fuel stove, slate floor tiles, exposed beams and walls, French doors to front aspect, window to side aspect, door to rear hall.

REAR HALL

With glass covered well, block weaved flooring, exposed walls, feature fireplace, windows to rear and side, sky light, French doors opening to rear garden and doors to family room, utility room and dining room

BATHROOM

Fitted with a suite comprising panel enclosed corner bath, pedestal wash hand basin, low level w.c, radiator, extractor, exposed wall and window to rear.

FAMILY ROOM / BEDROOM 5

With two radiators, fireplace, built in storage cupboards, window to front aspect and French doors to side garden.

UTILITY ROOM

With steps down to utility space and storage cupboard.

DINING ROOM

With exposed beams and wall, block weaved flooring, feature fireplace, door to side hall, internal window to rear hall, internal door to garage, windows to front and side aspect and double glass doors to:

KITCHEN

Fitted with traditional farmhouse style base units and drawers with wood block work surfaces over to three sides, matching wall units, butler sink with mixer tap, space for range style cooker with extractor over, spaces for large fridge/freezer and dishwasher, large built in storage cupboard, blocked weaved flooring, exposed beams, two sky lights, window to rear and door to rear garden.

FRONT LANDING

With radiator, feature circular window and door to:

BEDROOM 1

With two radiators, built in storage cupboard, feature cast iron fireplace, windows to front and sides, door to:

ENSUITE BATHROOM

With steps down to free standing bath, pedestal wash hand basin, low level w.c, extractor, towel ladder radiator, fully tiled, storage cupboard and window to side.

BEDROOM 2

With radiator, feature cast iron fireplace, built in storage cupboard, window to front aspect and door to:

BEDROOM 3

With radiator, window to side aspect and door to:

SIDE LANDING

With door to:

SHOWER ROOM

Fitted with a suite comprising shower enclosure, corner positioned low level w.c, pedestal wash hand basin, towel ladder radiator, exposed beam, part tiled, sky light and door to:

REAR LANDING

Window to rear aspect, stairs returning to rear hall, steps and door to:

BEDROOM 4 / STUDY

With restricted head height and window to rear aspect.

OUTSIDE

To the front of the property there is gravelled and paved to provide ample off road parking. There are two garden areas, a paved garden to the side of the property accessed from the family room and a rear garden which has an initial paved patio area and opens to a mainly lawned garden and is fully enclosed.

Attached to the property is a garage which can be accessed from the side garden, the rear of the property and an internal door from the dining room.

AGENTS NOTE

Please be aware this property is being sold on behalf of the legal owner via a third party and so limited information has been made available to us and the material information cannot be verified

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 70 |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |



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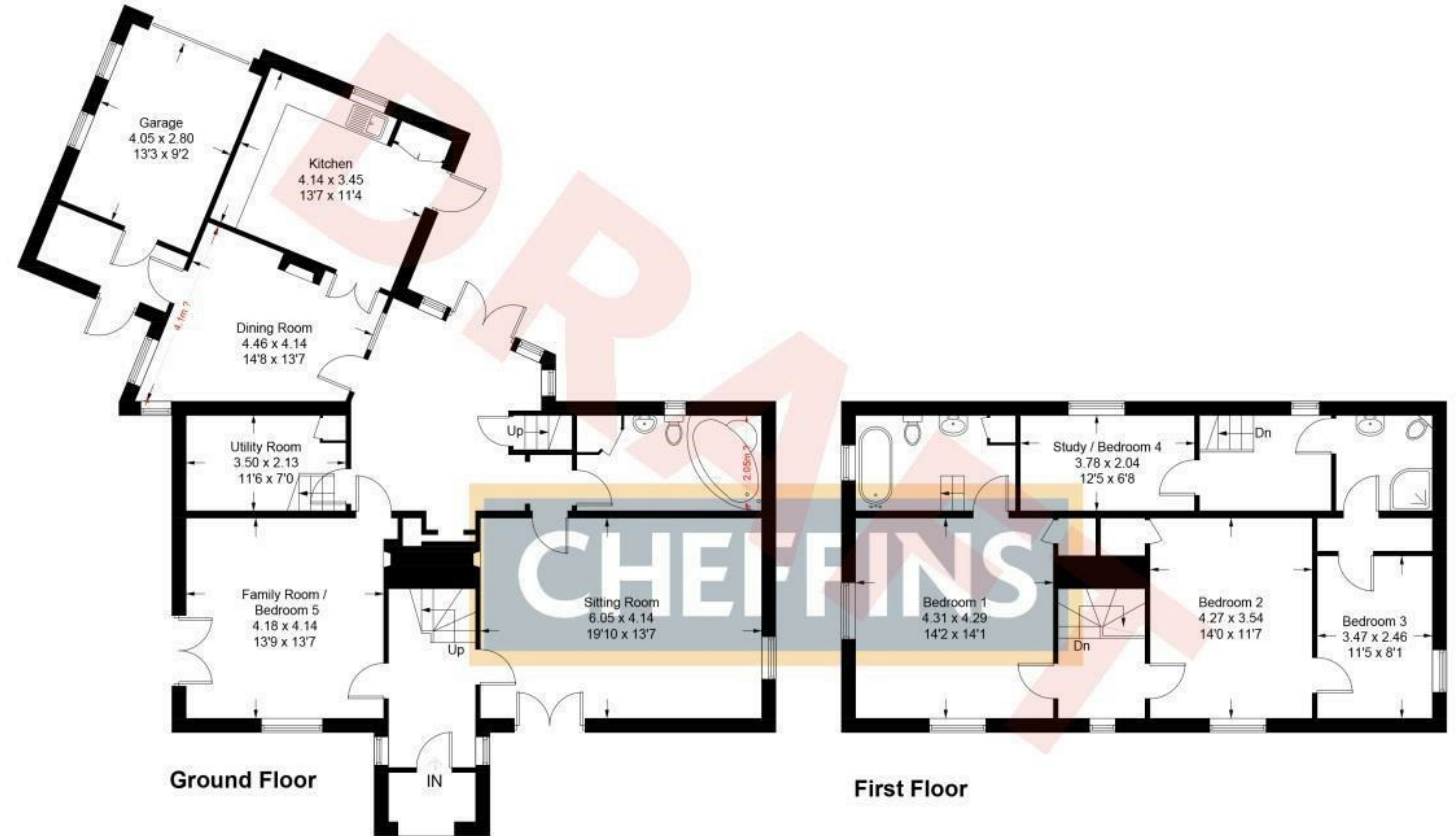
Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council



Approximate Gross Internal Area = 219.3 sq m / 2361 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1290868)

[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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

