



**23 Hall Barn Road,
Isleham, Cambridgeshire**

**DAVID
BURR**



23 Hall Barn Road, Isleham, Ely, Cambridgeshire, CB7 5QZ

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-proportioned, three-bedroom detached bungalow set within a quiet, non-estate position in this sought after village. With scope for modernisation, the property benefits from two reception rooms, three bedrooms and externally boasts well stocked front and rear gardens, as well as off road parking for numerous vehicles. Also, with the added benefit of no onward chain.

A well-proportioned, three-bedroom detached bungalow with scope for improvement in the well sought after village of Isleham.

Ground Floor

ENTRANCE HALL With airing cupboard, loft access and doors leading to:

SITTING ROOM This bright, double aspect space features windows to the front and rear aspect and has an archway leading to:

DINING ROOM With three small, high-level windows to the side aspect and a glazed window out to the rear gardens.

KITCHEN With a range of base and wall units complete with worktops over. An inset sink with separate hot and cold taps overlooks a window out to the rear gardens. Also with glazed door leading out to the rear. The space also features a utility cupboard which is complete with plumbing and space for a washing machine.

BEDROOM 1 A comfortable double with windows to both the front and side aspect of the property.

BEDROOM 2 A further double, also with a window to the rear aspect of the property.

BEDROOM 3 Ideal as either a third bedroom, study or nursery, the space is complete with a window to the front aspect.

FAMILY BATHROOM Walk in bath with separate shower attachment. Also with WC, hand wash basin and radiator. Complete with frosted window to the rear aspect.

Outside

The property is approached by a tarmacked driveway, providing ample off-road parking. The front boundary is hedge lined with the remainder of the front aspect mainly laid to lawn with a path leading to the front entrance. The rear garden is well proportioned with a paved area ideal for alfresco entertaining. The remainder is mainly laid to lawn with a selection of mature shrubs and trees. Also, with **TIMBER SHED**.

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 D.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND C (£2,130.99 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

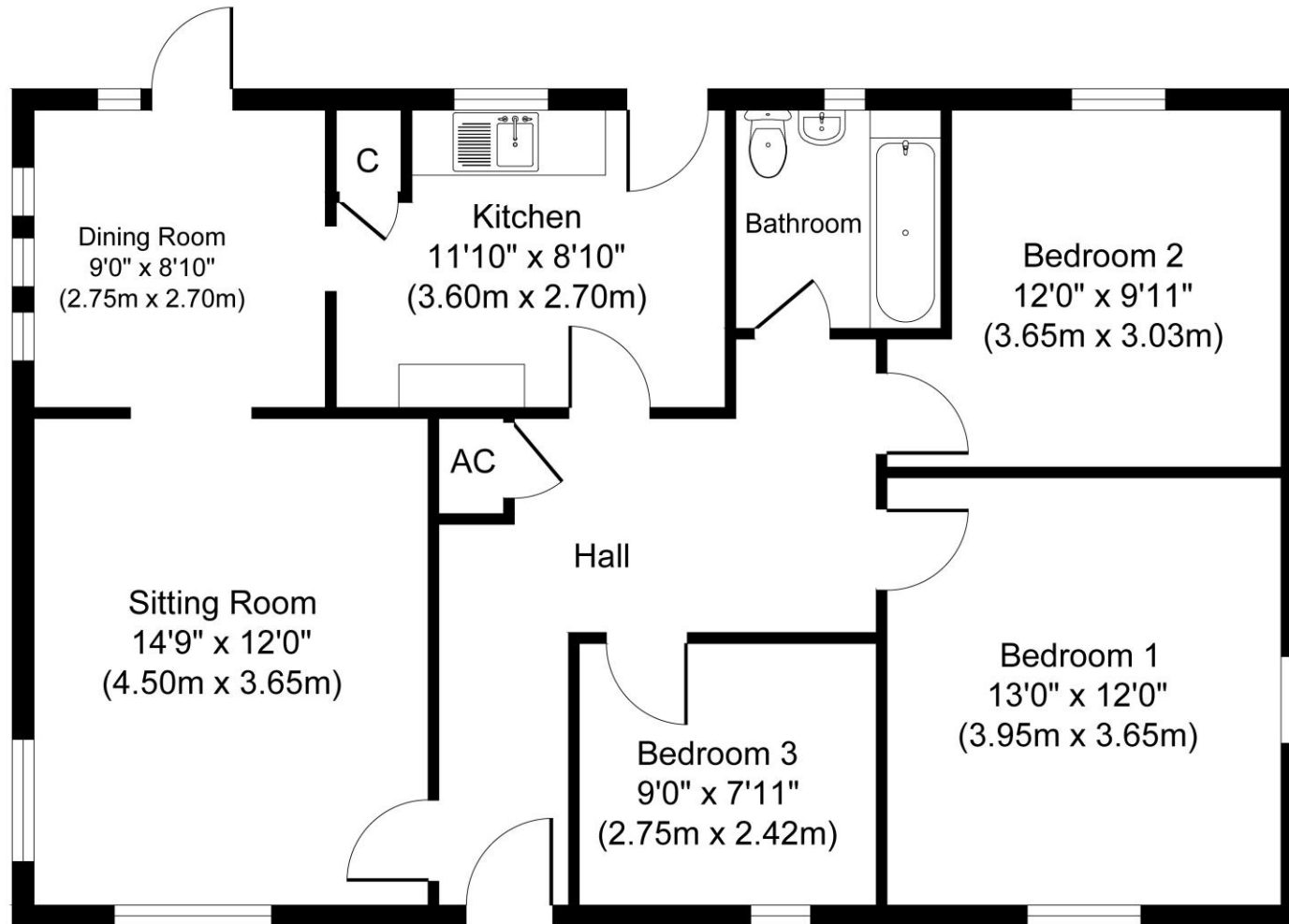
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS pinch.deep.failed

VIEWING Strictly by prior appointment only through DAVID BURR.

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Approximate Floor Area
914 sq. ft
(84.89 sq. m)

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