



**80 West Street,
Isleham, Cambridgeshire**

**DAVID
BURR**



80 West Street, Isleham, Ely, Cambridgeshire, CB7 5RA

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.

This two-bedroom detached bungalow occupies a spacious corner plot in a favourable position in the sought-after village of Isleham. While it could benefit from some modernisation, the property boasts generous proportions, including two double bedrooms and a bright, airy sitting room. Externally, there's ample parking for several vehicles, plus the added bonus of a garage. Benefitting from **NO ONWARD CHAIN!**

A two-bedroom detached bungalow on a spacious corner plot in Isleham offering great potential, with generous living space, ample parking, and a garage, all in need of some cosmetic modernisation.

Ground Floor

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

SITTING ROOM Double aspect with windows to the front and side and a brick-built fireplace.

KITCHEN / DINING ROOM With window overlooking rear aspect and a range of fitted units complete with worktops over. Insert sink with taps, space and plumbing for water appliances and currently with free standing cooker. Fitted pantry and additional storage cupboard along with ample space for dining.

BEDROOM 1 A comfortable double with fitted storage and a window to the front aspect.

BEDROOM 2 Double aspect, further double bedroom with fitted storage and windows to side and rear aspect.

FAMILY BATHROOM With frosted window to the rear aspect fitted with bath and electric shower over, hand wash basin, WC and heated towel rail.

Outside

The property is approached via a block-paved driveway leading to a **SINGLE GARAGE** complete with light and power. The garden is mostly laid to lawn, with a path leading to the front entrance and an established hedge bordering the boundary. There is a further space towards the rear which again is mainly laid to lawn and has the properties oil tank situated here.

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Material Information

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

EPC E.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND C (£2,033.31 annually)

TENURE Freehold.

CONSTRUCTION TYPE Brick construction.

COMMUNICATION SERVICES (source Ofcom)

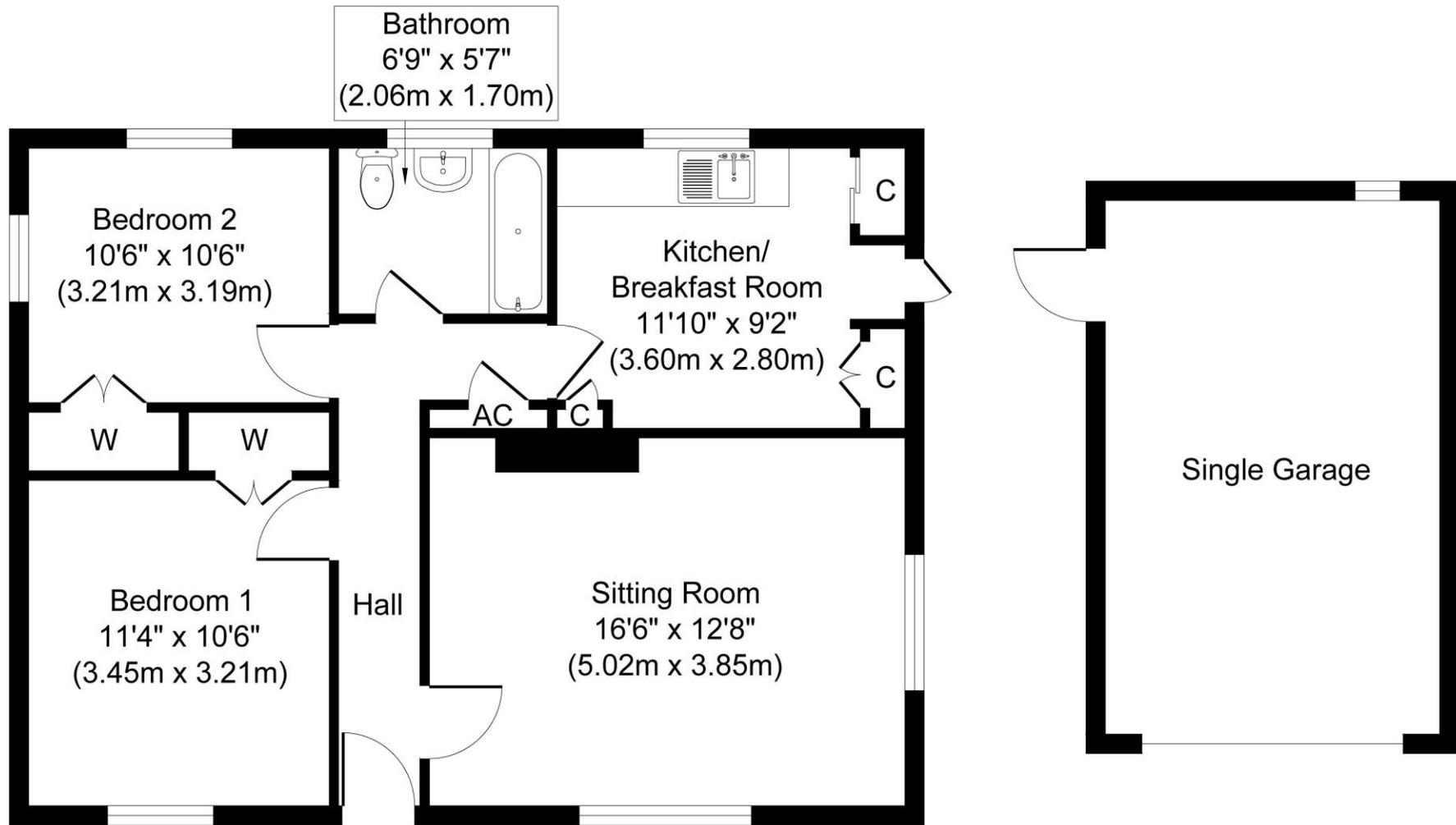
Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS Conforms.sticks.glossed

VIEWING Strictly by prior appointment only through DAVID BURR.

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Approximate Floor Area
659 sq. ft
(61.22 sq. m)

Garage

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.

