

Pound Lane, Isleham CB7 5SF

Guide Price £225,000

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A delightful end terraced home ideal as a first time purchase that has been modernised throughout and is well presented to a high standard in the popular village of Isleham.

Isleham is a well served community with a range of shops and pubs and a thriving community hub with plenty of sporting facilities.

Set along a quiet lane, accommodation comprises of a living room/diner, kitchen, two bedrooms and a shower room.

Externally, there is allocated off road parking and a delightful landscaped garden at the end of the lane. Viewing is highly recommended.

Entrance Door
Into Sitting Room:

Sitting Room
15'6" x 12'6"
Spacious well presented sitting room with LVT wood flooring. Opening to kitchen. Radiator. Window to the front aspect.

Kitchen
12'5" x 6'5"
Modern fitted kitchen with a range of eye and base level cupboards with wooden worktop over. Ceramic sink and drainer with mixer tap over. Space and connection for electric cooker with extractor above. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Attractively tiled splashbacks. Karndean tiled flooring. Radiator. Dual aspect windows. Under stair storage cupboard. Stairs leading to first floor. Opening to sitting room.

Landing
Doors to all bedrooms and shower room. Velux window. Access loft hatch, the loft is boarded with power and light connected. Stairs to ground floor.

Bedroom 1
12'9" x 9'1"
Double bedroom with exposed wooden flooring. Window to the front aspect. Radiator. Door to landing.

Bedroom 2
9'4" x 9'4"
Well proportioned bedroom with window to the front aspect. Built-in storage cupboard. Radiator. Door to landing.

Shower Room
Contemporary white suite comprising low level W.C., pedestal hand basin and walk-in shower. Attractively tiled to wet areas. LVT wood flooring. Velux window. Door to landing.

Outside
Directly opposite is a gravelled area that provides off road parking - Further along the lane is a private, gravelled garden that is enclosed. There is also a large storage shed and fully stocked raised beds.

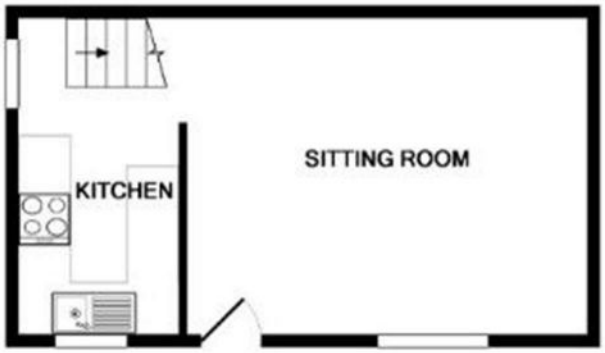
PROPERTY INFORMATION
EPC - E
Tenure - Freehold
Council Tax Band - B (East Cambs)
Property Type - End of Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 51 SQM
Parking – Off Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Isleham is a picturesque village known for its charming rural character. It features a local convenience shop and a butcher, along with amenities such as a primary school, three pubs, and community hall. Nestled approximately 8 miles from Newmarket town centre, with easy access to larger retail and entertainment options in nearby Ely, Bury St. Edmunds and Soham. Additionally, it is about 20 miles from Cambridge, making it an attractive location for those seeking a peaceful village lifestyle with proximity to urban conveniences. The village is well-connected by road, enhancing accessibility to both local and regional destinations.

- **Charming End of Terrace House**
- **Beautifully Presented Throughout**
- **Modern Fitted Kitchen**
- **Spacious Sitting/Dining Room**
- **Two Bedrooms**
- **Contemporary Shower Room**
- **Delightful Courtyard Garden**
- **Off Road Parking**
- **Quiet Location Within a Well Regarded Village**
- **Viewing Highly Recommended**



1ST FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)



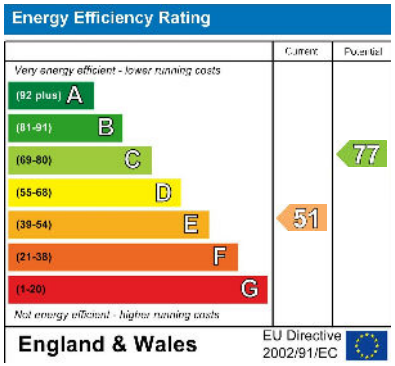
GROUND FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)

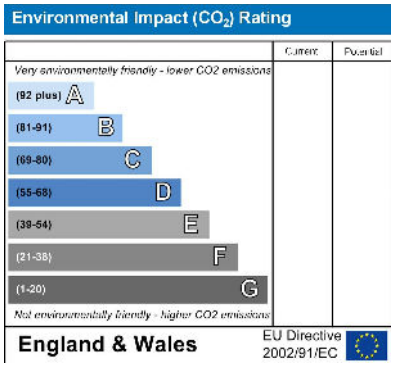
TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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