



Pound Lane, Isleham CB7 5SF

Guide Price £235,000

MA
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Pound Lane, Isleham CB7 5SF

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. 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 Attractive garden, laid to gravel with raised sleeper bed containing a charming variety of planting. A shared shingle driveway leads to a further garden area, laid to gravel. Off road parking. 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, enabling easy access 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
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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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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