



Bluebell Road, Isleham CB7 7AB

45% Shared Ownership £162,000

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An opportunity to purchase a 45% share of this superbly presented, modern three-bedroom semi-detached home in the scenic and sought after village of Isleham.

Built by Bloor Homes in 2022, this property is situated in the charming village of Isleham, offering a perfect blend of rural tranquillity and modern convenience. Ideally located near The Beeches community centre, Isleham's highly regarded primary school, and local amenities—including a shop, post office, and friendly pubs—it's an excellent choice for families. With superb access to Ely, Newmarket, and Cambridge, this home combines the best of village living with convenient connections to nearby towns and cities.

The property offers well-proportioned accommodation, including an entrance hall, a comfortable living room, a spacious kitchen/diner with a utility area, a cloakroom, three bedrooms, and a family bathroom. It features double-glazed windows, gas-fired central heating, and ample storage throughout.

Externally, the property benefits from an enclosed rear garden with a lawn, a generous patio area perfect for outdoor dining, and a handy storage shed. A side gate provides access to the front of the property, where a driveway offers off-road parking for two vehicles.

This home is perfect for couples and young families, offering a fantastic opportunity to purchase a property that is move-in ready. Viewing is highly recommended.

Entrance Hall

Entrance hall with door leading to living room. Stairs to first floor. Radiator.

Kitchen/Dining Room 13'10" x 11'9" (4.22m x 3.60m)

Generous kitchen/dining room with wood effect flooring. Kitchen: Contemporary range of eye and base level cupboards with composite work top over. Stainless 1 and 1/4 bowl sink and drainer with mixer tap over. Integrated oven with inset hob over and stainless steel extractor over and splash back. Space for American style fridge/freezer. Radiator. Opening to utility area with base cupboard and work top. Door to cloakroom. Space and plumbing for washing machine. Window overlooking rear garden. Half glazed door leading to rear patio area. Door to storage cupboard. Door to living room.

Living Room 14'3" x 12'3" (4.35m x 3.74m)

Spacious, well presented living room with window overlooking front aspect. Radiator. Doors leading to entrance hall and kitchen/dining room.

Cloakroom

White suite comprising low level W.C. and hand basin. Door to utility area.

Landing

Doors to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 12'8" x 9'0" (3.88m x 2.76m)

Spacious double bedroom with window overlooking rear garden. Radiator. Door to landing.

Bedroom 2 15'4" x 7'3" (4.69m x 2.22m)

Spacious room with window overlooking front aspect. Radiator. Door to landing.

Bedroom 3 11'10" x 8'0" (3.62m x 2.44m)

Generous room with window overlooking front aspect. Door to airing cupboard. Radiator. Door to landing.

Bathroom

Contemporary white suite comprising low level W.C.,

pedestal hand basin with mixer tap over and panelled bath with mixer tap and wall mounted shower over with glass screen. Attractively tiled to wet areas. Wood effect flooring. Obscured window. Door to storage cupboard. Door to landing.

Outside - Front

Gravelled areas with pathway leading to front door with storm porch over. Access to driveway.

Outside - Rear

Spacious, enclosed family garden, mainly laid to lawn with sand stone patio area to rear of house with pergola over. Access gate leading to front driveway.

PROPERTY INFORMATION

Maintenance fee - £442.62 rental fee, £13.34 service fee, £31.71 building insurance (reviewed annually). 7 Years left within NHBC guarantee (built 2022).

EPC - B

Tenure - Share of Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 84 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

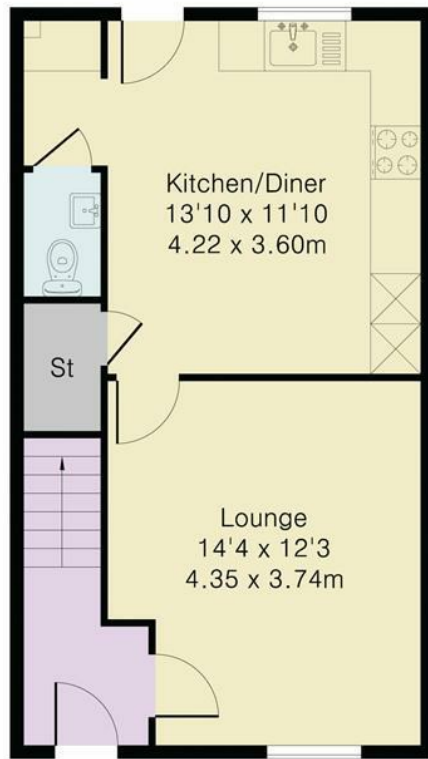
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

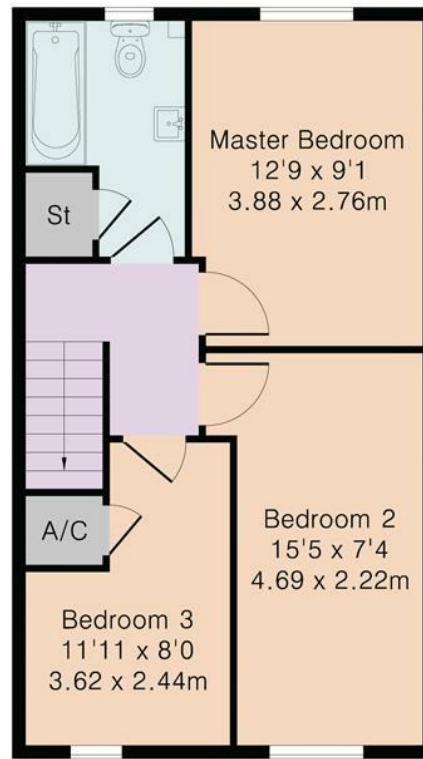
Approximate Gross Internal Area 884 sq ft - 82 sq m

Ground Floor Area 442 sq ft – 41 sq m

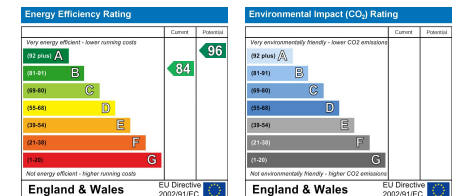
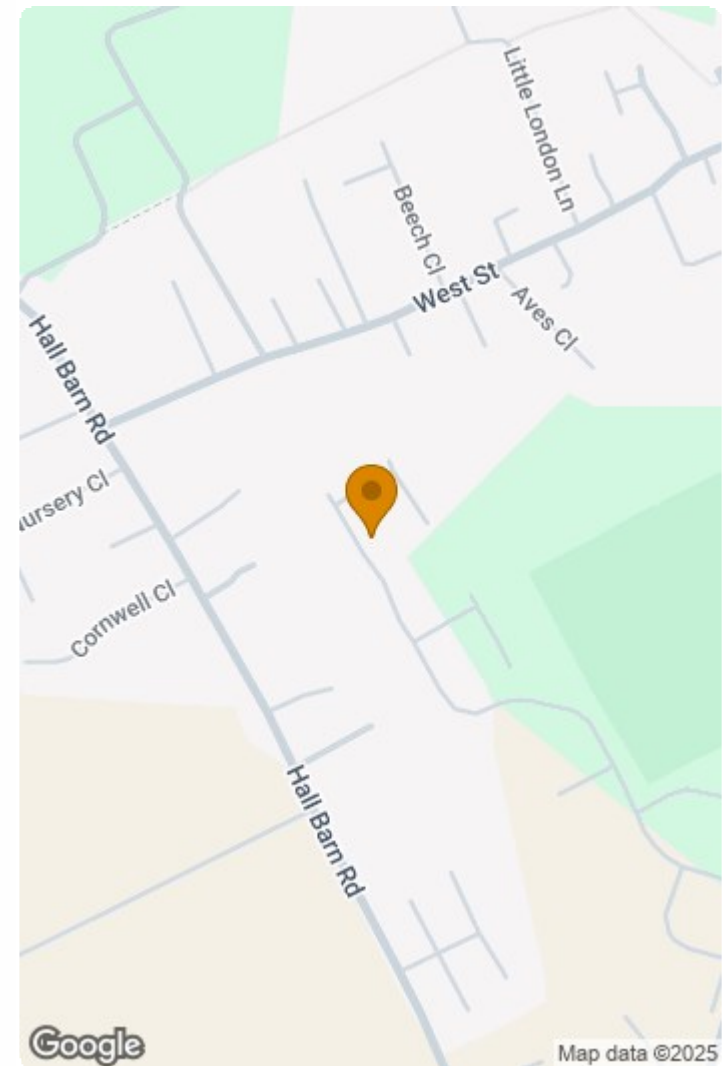
First Floor Area 442 sq ft – 41 sq m



Ground Floor



First Floor



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