



4 Rudlands Close

Isleham. Ely, Cambs, CB7 5TD

Guide Price £350,000



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Isleham

Isleham is an historic rural fenland village with population of circa 2,500 lying in the south-east corner of Cambridgeshire. It is situated about 6 miles north-east of the racing town of Newmarket, 8 miles from Ely, and about 5 miles from Mildenhall. The A14 is readily accessible providing links to major road networks. The village has 3 churches, 4 shops and 3 Public Houses, a community centre where there are also cricket and football pitches, a Multi Use Games Area (MUGA) for tennis etc and a skate park. A popular attraction is the nearby Marina. There is a pre-school playgroup and a primary school catering for four and a half to eleven-year-olds from Isleham & surrounding villages.

Description

This 4-bed detached house offers good-sized family accommodation with ensuite, cloakroom, garage, private rear garden, living room, dining room, study and kitchen. The property requires some updating but is located in a small cul-de-sac on the edge of this popular village. There is No Onward Chain.

Entrance Hall - 3.15m x 2.57m (10'4" x 8'5")

Part double glazed Upvc entrance door. Radiator. Stairs to first floor with understairs storage. Coved ceiling with light point. Central heating Thermostat.
glazed door to the Kitchen.

WC - 2.03m x 0.74m (6'8" x 2'5")

Double glazed window to the side aspect. Tiled splash areas. Wash basin. Low level WC. Ceiling light point.

Living Room - 6.22m x 3.48m (20'5" x 11'5")

Radiator. Double glazed bifold patio doors to the rear garden. Coved ceiling with 2 light points. Two dimmer switches. Gas fire set in tiled/stone surround and hearth with wooden shelf above. Door to hallway.

Dining Area - 3.18m x 2.92m (10'5" x 9'7")

High-level double-glazed window to the side aspect. Radiator. Serving hatch. Coved ceiling with light point.

Kitchen - 4.04m x 2.64m (13'3" x 8'8")

Range of units at base and wall level with work-surfaces over and incorporating a stainless steel, double-bowl sink with mixer tap. Double glazed window to the front aspect. Space and plumbing for automatic washing machine. Space for upright fridge/freezer. Space for freestanding oven, Serving hatch. Double glazed door to the side and rear garden. Coved ceiling with fluorescent strip lighting. Radiator.

Study - 2.57m x 2.06m (8'5" x 6'9")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point.

Landing

Vaulted ceiling. Radiator. Airing cupboard with hot water tank and shelving

Bedroom 1 - 4.04m x 4.04m (13'3" x 13'3")

Double glazed window to the front aspect. Radiator. Ceiling light point. Door to:

Ensuite - 2.41m x 1.55m (7'11" x 5'1")

Vaulted ceiling. Wash basin in vanity unit with cupboard under. Low level WC. Separate shower cubicle. High-level double-glazed window to the rear aspect. Radiator. Extractor. Tiled splash areas.

Bedroom 2 - 3.45m x 3.1m (11'4" x 10'2")

Double glazed window to the rear aspect. Radiator. Ceiling light point.

Bedroom 3 - 3.45m x 3m (11'4" x 9'10")

Double glazed window to the rear aspect. Radiator. Ceiling light point.

Bedroom 4 - 3.53m x 2.06m (11'7" x 6'9")

Double glazed window to the side aspect. Radiator. Ceiling light point.

Bathroom - 2.41m x 1.4m (7'11" x 4'7")

Panelled bath. Pedestal wash basin. Low level WC. Tiled splash areas. Radiator. Vaulted ceiling. Spotlight. Extractor.

Outside

The frontage has a small area of garden with 2 mature trees. A driveway to the side of the property provides off road parking and leads to a single garage. A personal gate leads into the good-sized rear garden with an abundance of flowers and shrubs. patio and enclosed with timber fencing. A path extends to the side leading to the door into the kitchen.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is D

The property is Freehold and registered under title CB152759

All main's services are connected.

Flood risk is very low

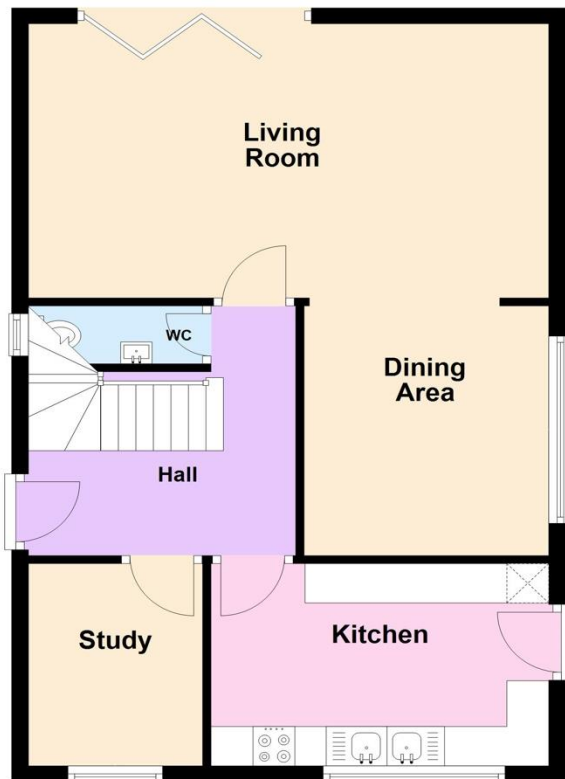
The vendor is not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Estimated Broadband speeds are Standard 4mbps, Superfast 61mbps & Ultrafast tba mbps. No Onward Chain





Ground Floor
Approx. 58.5 sq. metres



First Floor
Approx. 62.5 sq. metres



Total area: approx. 121.0 sq. metres



Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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