



Peyton Place, Station Road, Isleham, Ely,
Cambridgeshire

Pocock + Shaw

6 Peyton Place
Station Road
Isleham, Ely
Cambridgeshire
CB7 5GH

A modern 2 bedroom end terraced house forming part of a small development of homes conveniently positioned with good access to the nearby Beeches sports and recreation centre and the local village amenities. The property is beautifully presented and benefits from new windows and composite doors, a well equipped fitted kitchen/dining room and an attractive entrance hall with wood flooring. Features include 2 double bedrooms and large landing area and a recently refurbished bathroom, a large landscaped South West facing garden and 2 good sized allocated parking spaces at the rear.

Guide Price £290,000



ISLEHAM is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is the Beeches community centre, football and cricket pitches and a multi-use games area.

Accommodation

Entrance hall with a part glazed entrance door, stairs leading to the first floor, wood flooring.

Cloakroom with a handbasin and low level WC.

Living room with a window to the front aspect.

Kitchen/dining room with a range of modern fitted base and wall mounted units, oak wood worktops and upstands with recessed sink and drainer, integrated oven and grill with 4 ring electric hob, stainless steel splash back and extractor hood over, integrated low level freezer, cupboard housing the gas fired boiler, built in storage cupboard, half glazed door leading to the rear garden.

First floor landing a generous area which is presently used by the current owner as a work from home/office area, airing cupboard housing hot water cylinder.

Bedroom 1 with a triple built in wardrobe.

Bedroom 2 with fitted wardrobes and high level cupboard storage.

Bathroom recently renovated, with a bath and dual shower over, hand basin and low level WC, wood effect flooring.

Outside The property is set back from the road behind an established hedge and mature tree. A lawned area and paved pathway lead to the front door, which is sheltered by an open porch canopy.

To the rear is a generous, south-west facing landscaped garden featuring a large paved patio ideal for outdoor entertaining, a lawned area with raised flower beds, and a pergola with a climbing plant. A side gate provides access to the front of the property, while a further patio area at the end of the garden sits alongside a timber shed with electric power.

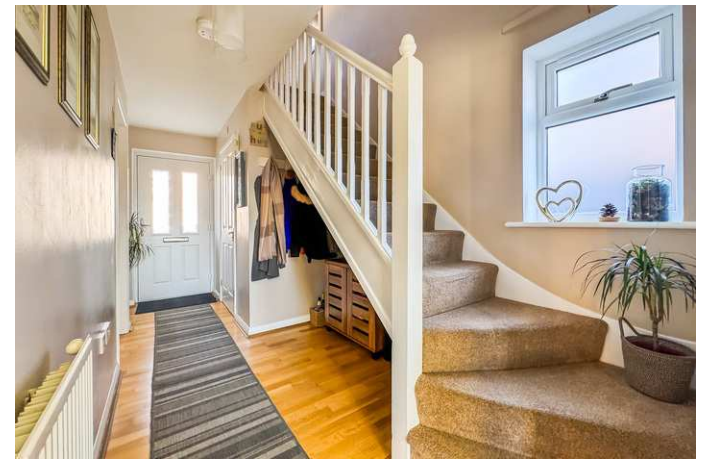
A rear pedestrian gate leads to a parking area with two allocated spaces, positioned at the head of the development. The parking area is accessed via Fordham Road.

Tenure The property is freehold, however, there is a Service charge £21.20 a month.

Services Mains water, gas, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 15Mbps, Superfast 71Mbps, Ultrafast: 1000Mbps. Mobile phone coverage by the four major carriers available. EPC: C

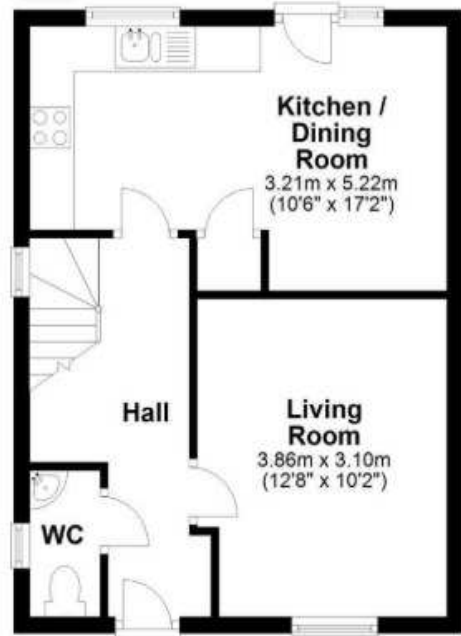
Council Tax B East Cambridgeshire District Council.

Viewing By Arrangement with Pocock + Shaw PBS

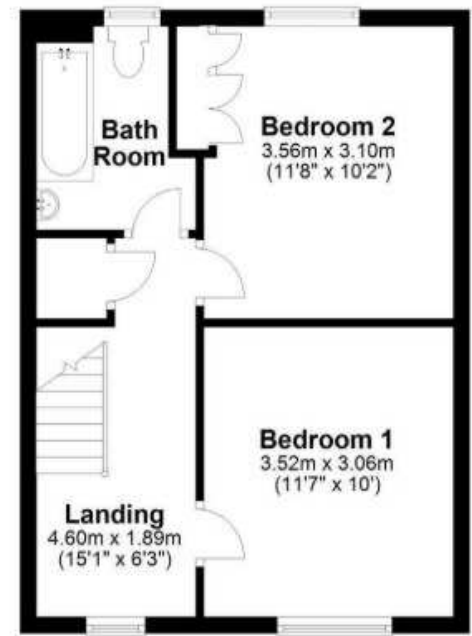




Ground Floor
Approx. 37.2 sq. metres (400.8 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 74.1 sq. metres (798.1 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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