



Prickwillow Road, Ely, CB7 5RG

**CHEFFINS**



## Prickwillow Road

Isleham, Ely,  
CB7 5RG

A 2 bedroom semi-detached bungalow standing in a rural setting about 2 miles from the village of Isleham. The property includes a sitting/dining room, kitchen/breakfast room and 2 double bedrooms. Additional features include an enclosed garden and ample parking. EPC: D. Council Tax Band A.

### LOCATION

ISLEHAM is an attractive village with good local facilities including a range of shops, Post Office, primary school and parish church. The racing town of Newmarket lies 7 miles south via the A14, the cathedral city of Bury St Edmunds lies 17 miles south east via the A14, and the University City of Cambridge lies 18 miles south west via the A142 and A14. Mainline rail services are situated at both Ely and Newmarket.

2 1 1

**£995 PCM**







## ENTRANCE HALL

with entrance door.



## SITTING/DINING ROOM

with French doors to garden, night storage heater.



## KITCHEN

with 1½ bowl sink unit with cupboards under, further base and wall mounted cupboards, a propane gas cooker, washing machine, night storage heater, dishwasher.



## BEDROOM 1

with night storage heater.

## BEDROOM 2

with night storage heater.

## BATHROOM

with panelled bath with shower unit over, pedestal basin, low level WC, heated towel rail.



## OUTSIDE

Enclosed garden laid mostly to lawn with flower and shrub beds.



Parking for several vehicles.

Please note that the property is located in a rural location and accessed via a unmade country lane and may not be suitable for certain vehicles.

## Letting Agents Notes

Deposit - £1148.00

Holding Deposit - £229.00

EPC - D

Council Tax - A

Square Footage - 645.835

Property Type - Bungalow

Property Construction - Timber framed with tiled roof

Parking - Yes

Rights of Way, Easements, Covenants - N/A  
Electric and Water Supply - Mains - charged as an apportionment and included in the rent

Gas Supply - Propane gas bottle

Sewerage - Septic tank

Heating source - Electric storage heaters

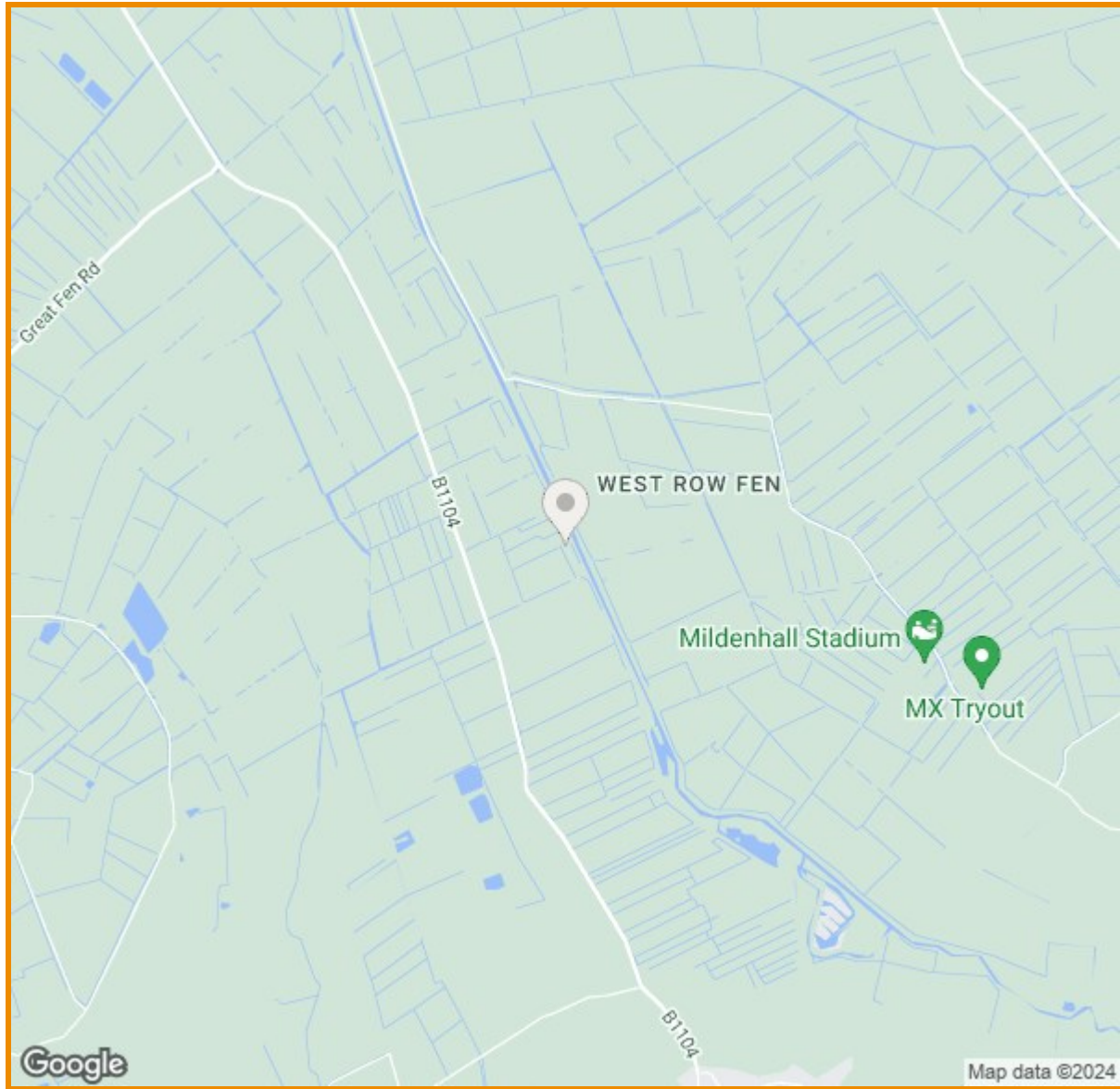
Broadband Connected - Available

Broadband Type - Standard and fibre to the cabinet

Mobile Signal/Coverage - Outdoor likely, indoor moderate

Flood risk - N/A

Coal field / Mining area - N/A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£995 PCM  
 Council Tax Band – A  
 Local Authority – East Cambs Council

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.