



FESTIVAL ROAD | ISLEHAM

Cash Buyers Only - System Built House

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Guide Price £169,995 Freehold

FEATURES

- CASH BUYERS ONLY - Non-standard construction
- Walking Distance to Local Primary School, Co-op village shop & The Beeches Community Centre
- Gas Central Heating - Recently Installed boiler
- Parking to the rear of the property
- Generous garden to the rear with outbuilding for storage
- NOCHAIN

DESCRIPTION

CASH BUYERS ONLY – NO ONWARD CHAIN - This well-presented three-bedroom property features a modern kitchen and bathroom, complemented by neutral décor throughout. Situated in the popular village of Isleham, the home is within walking distance of Isleham Primary School and local shops, while also offering excellent access to the A11 and A14. The accommodation comprises a spacious lounge/diner, fitted kitchen, three bedrooms, and a family bathroom. Externally, the property benefits from a long rear garden, off-road parking, and an outbuilding providing useful storage.



ACCOMMODATION

Entrance Hall

Lounge/Diner 20'1" x 10'8"Max (6.12 x 3.25Max (6.11 x 3.26Max))

Kitchen 9'9" x 6'0" (2.97 x 1.83 (2.96 x 1.82))

Bedroom One 12'3" x 10'2" (3.73 x 3.10 (3.74 x 3.11))

Bedroom Two 9'0" x 7'6" (2.74 x 2.29)

Bedroom Three 8'5" x 8'2"Max (2.57 x 2.49Max(2.56 x Max))

Bathroom 7'9" x 4'9" (2.36 x 1.45 (2.37 x 1.46))

Outside

Long rear garden with grassed and patio areas, off road parking for several cars to rear of property

First Floor

Garden

Front and rear gardens, mainly laid to lawn with parking to the rear and outbuilding for storage.

System Build Houses

The property was constructed using a non-traditional building method, rather than standard brick-and-block. After WWII, councils used systems like precast concrete panels, steel frames, or modular components to build homes quickly.









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Council Tax Band : A

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

