Balmforth
Estate Agents, Valuers & Letting Agents



135, 1 The Briars, Isleham, Ely, Cambridgeshire, CB7 5UY

£2,350 per month

• Large four bedroom detached house
• Modern kitchen with some appliances
• Utility room
• Primary bedroom with en-suite
• Family bathroom
• Gardens
• Double Garage with off street parking
• 15 minutes from RAF Mildenhall
• Quiet cul-de sac location
• Village location

This modern four bedroom detached house is located within the sought after village of Isleham and is 20 minutes to RAF Lakenheath and within 15 minutes to RAF Mildenhall. The property benefits from spacious accommodation throughout including kitchen/breakfast room, two reception rooms, primary bedroom with en-suite facilities and dressing area, enclosed rear garden and double garage with field views to front.

Available: Now.
Heating: Gas central heating.
Deposit: £2,710.00.
Council Tax: Band - E- £3,037.44. (2026/27) year.
(Active duty military members are exempt)
Agent notes: Stock photos used.

The accommodation comprises of:-
In more detail the accommodation comprises of:-

ENTRANCE HALL:
Stairs to first floor. Coat rack and shoe cupboard.

CLOAKROOM:
Suite comprising of low level wc and pedestal handbasin. Medicine cabinet.

LOUNGE:
TV and tel. points. Electric fireplace.

DINING ROOM:
TV and tel points.

KITCHEN/BREAKFAST ROOM:
Range of wall and base units with one and a half bowl sink, gas hob, oven, microwave, built-in fridge freezer and dishwasher.

UTILITY ROOM:
Range of wall and base units with spaces for washing machine and dryer.

ON THE FIRST FLOOR:
LANDING:
Stairs to second floor with understairs cupboard. Open landing to front.

PRIMARY BEDROOM:
TV and tel points.

DRESSING ROOM:
Range of fully fitted wardrobes and drawer.

EN-SUITE:
Suite comprising of low level wc, pedestal handbasin and double shower cubicle. Heated towel rail.

BEDROOM THREE:
TV and tel points.

BEDROOM FIVE/STUDY:
Range of fitted units, desk and storage.

BATHROOM:
Suite comprising of low level wc, pedestal handbasin, bath and separate shower cubicle. Heated towel rail.

ON THE SECOND FLOOR:
LANDING:
Velux window.

BEDROOM TWO:
Range of fitted wardrobes. Two Velux windows.

EN-SUITE:
Suite comprising of low level wc, basin fitted into units and bath. Range of storage cupboards. Heated towel rail. Velux window.

BEDROOM FOUR:
Velux window.

OUTSIDE:
Double garage with off street parking to front for 3-4 cars. Enclosed rear garden with patio area.

Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk

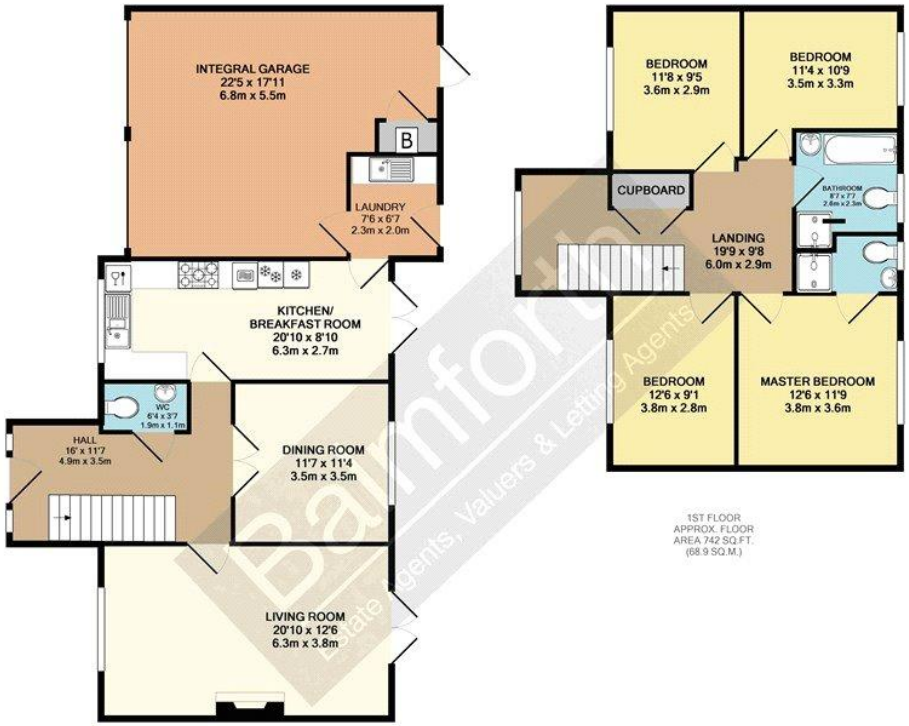












1ST FLOOR
APPROX. FLOOR
AREA 742 SQ.FT.
(68.9 SQ.M.)

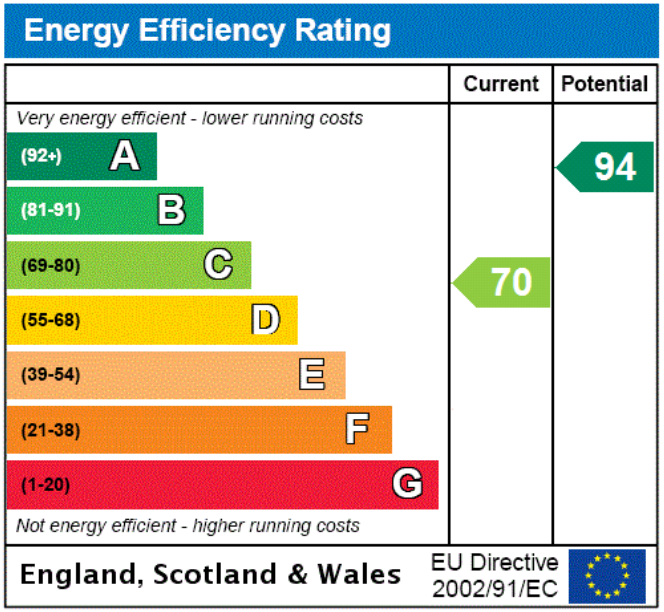
GROUND FLOOR
APPROX. FLOOR
AREA 1143 SQ.FT.
(106.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1884 SQ.FT. (175.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ





¦¦Tenancy Fees¦¦

** All Prices are inclusive of VAT **

Holding Deposit
For rents of £450-£874pcm =£100 holding deposit
For rents of £875-£1,299pcm =£200 holding deposit
For rents of £1,300+pcm =£300 holding deposit

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.
Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds
Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge
Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card
Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

¦¦Why use Balmforth¦¦

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

For further details please see our websites –
www.balmforth.co.uk – for full up to date listings or
www.balmforth-usaf.com – for local area guides and information

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DISCLAIMER
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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5