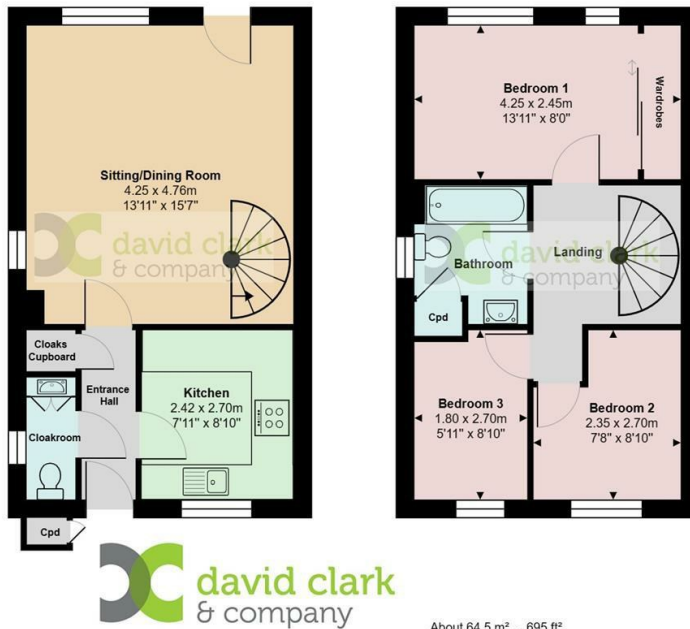


Prospect House, 3a St Thomas Place, Ely,
Cams., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



1 Buckthorn, Ely, CB7 4TN
Asking Price £325,000





About 64.5 m² ... 695 ft²
 All dimensions / floor plans are approximate and should not be relied upon.

- Greatly Improved & Well Presented
- Sitting/Dining Room & Cloakroom
- 3 Bedrooms & Bathroom
- Delightful South Facing Garden
- Kitchen With Range of Fitted Appliances
- Gas Heating & Double Glazed Windows
- Parking & Single Garage
- NO ONWARD CHAIN



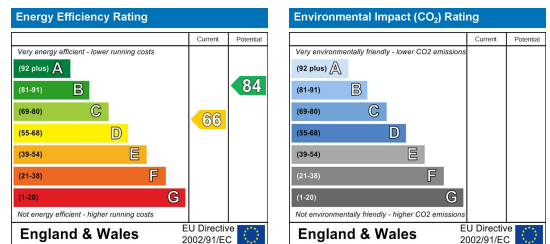
A greatly improved and well presented semi-detached house situated within an established development on the east side of the city. Arranged over two floors the accommodation, in brief, comprises:- entrance hall, cloakroom, well appointed kitchen with built in fridge, freezer, washing machine, dishwasher, oven and hob, 3 bedrooms and a bathroom. Heating is gas fired to radiators and the windows are Upvc double glazed. There is an open plan garden and store cupboard to the front of the house and a delightful, fully enclosed south facing garden to the rear which contains a lawn area, flower and shrub beds, paved terrace and timber shed/summer house. There is also off road parking for one car and a single garage. The Council Tax is currently Band B and the EPC rating is currently Band D. A further significant benefit is the fact there is no onward chain providing immediate possession for those who wish/need to move quickly.

Ely is a charming cathedral city with a good range of day-to-day facilities, schools catering for all age ranges, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London, which is just over an hour's journey.



Directions to the property using What3Words.
 Enter the link in your browser then click on Waze or Google Maps:

<https://w3w.co/detection.degrading.gave>



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.