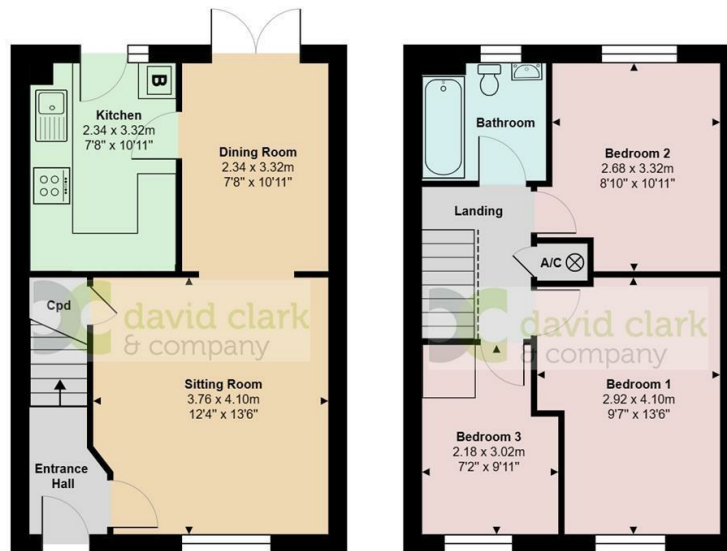


Prospect House, 3a St Thomas Place, Ely,  
Cams., CB7 4EX  
01353 665020 | sales@clarkhomes.co.uk  
clarkhomes.co.uk



**11 Lisle Lane, Ely, CB7 4AS**  
**Asking Price £350,000**





About 71.8 m<sup>2</sup> ... 773 ft<sup>2</sup>

All dimensions / floor plans are approximate and should not be relied upon.

- Modern Mid Terraced House
- Well Placed For Access To The River & Railway Station
- 3 Bedroom & Bathroom
- Delightful, Enclosed Rear Garden
- General Updating Required
- Highly Regarded City Location
- Sitting Room, Dining Room & Kitchen
- Gas Fired Radiator Heating
- Allocated Parking & Single Garage
- NO ONWARD CHAIN

A modern terraced house forming part of a small, established development exceptionally well placed for access to the city centre, river, railway station and many more facilities and amenities this historic Cathedral City has to offer. The accommodation, in brief, comprises:- entrance hall, sitting room, dining room, kitchen, 3 bedrooms and a bathroom. There is a small, delightful enclosed garden to the rear which also provides access to an allocated parking space and single garage 4.76m x 2.78m (15'7" x 9'1"). A new Vaillant gas boiler has just been installed, however, the property would benefit from further general updating. Heating is gas fired to radiators, the windows are sealed unit double glazed (Upvc French doors from the dining room to the garden), the Council tax is currently Band D and the EPC rating is currently Band C. There is an annual service charge of approximately £200.00 for the maintenance of the communal areas.

Ely offers a good range of day-to-day amenities, several weekly markets, schools catering for all age ranges, excellent sports and leisure facilities and a mainline railway station with services to Cambridge, London, Birmingham and the north.

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

<https://w3w.co/clinked.socket.mallets>

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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	