

Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
01353 665020 | sales@clarkhomes.co.uk  
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52 Barton Road, Ely, CB7 4HZ  
Asking Price £299,950





About 66.4 m<sup>2</sup> ... 715 ft<sup>2</sup>

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

- Highly Sought After City Location
- Sitting Room & Kitchen/Dining Room
- 2 Bedrooms & bathroom
- Enclosed Garden to Rear
- Accommodation Requires General Updating
- Conservatory & Utility Cupboard
- Gas Fired Radiator Heating
- NO ONWARD CHAIN



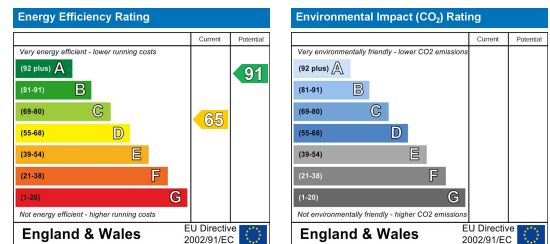
A semi-detached house city in a highly sought after city location. The accommodation, which requires general updating, in brief, comprises:- entrance hall, sitting room, kitchen/dining room, conservatory, utility cupboard, 2 bedrooms and a bathroom. Heating is gas fired to radiators and the windows are sealed unit double glazed. There is a charming enclosed garden to the rear which contains a lawn area, flower and shrub beds and a garden shed. AGENTS NOTE: There is a pedestrian right of way to the rear in favour of number 50 Barton Road. The Council Tax is currently Band B and the EPC rating is currently Band D. For those wishing to move quickly there is no onward chain and the owner is able to offer immediate possession.

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. 52 Barton Road occupies a highly regarded position extremely well placed for access to the railway station, city centre, Cathedral and the independent school, King's Ely.



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

<https://w3w.co/results.airship.chucked>



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