

Prospect House, 3a St Thomas Place, Ely,  
Cams., CB7 4EX  
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16 Yorke Way, Ely, CB6 3DT  
Asking Price £325,000





About 92.3 m<sup>2</sup> ... 994 ft<sup>2</sup>

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

- 1970s Built Detached House
- Kitchen & Dining Area
- Gas Fired Radiator Heating
- Gardens, Parking & Garage
- Spacious Sitting Room
- 3 Bedrooms & Bathroom
- Sealed Unit Double Glazing
- NO ONWARD CHAIN



A detached house situated within an established development on the west side of the city. The property has been rented for a number of years and requires general improvement. This provides potential purchasers with an ideal opportunity to carry out and future alterations/improvements to their own particular taste and standard. The accommodation, in brief, comprises:- entrance hall, sitting room, dining area, kitchen area, 3 bedrooms and a bathroom. Heating is gas fired to radiators and the windows are sealed unit double glazed. There is an open plan garden to the front, larger than average single garage to the side and an enclosed garden to the rear. The Council Tax is currently Band C 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 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. Yorke Way is also particularly well placed for access to the City's impressive 18 hole golf course.



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

<https://w3w.co/minimums.dreaming.stretch>

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		82	(81-91) B
(69-80) C			(69-80) C
(55-68) D	68		(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	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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