

Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
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'Patara' 28 Ely Road, Queen Adelaide, CB7 4TZ
Asking Price £325,000





About 81.3 m² ... 875 ft²

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

- Greatly Improved & Well Presented Throughout
- Sitting Room, Kitchen/Dining Room & utility Room
- Oil Fired Radiator Heating
- Low Maintenance, Private Garden to Rear
- Small Hamlet Location on the Outskirts of Ely
- 3 Bedrooms & 2 Stylish Shower Rooms
- Upvc Double Glazed Windows
- Garage & Parking to the Front & Side for 5/6 cars



A 1970s semi-detached house which has been greatly improved by the present owners to create a stylish and well presented home. The property was extended at ground floor level in 2020 to create a modern utility room and shower room and further accommodation, in brief, comprises:- entrance hall, sitting room, kitchen/dining with integrated appliances comprising fridge, double oven, induction hob and extractor fan, 3 bedrooms and a further shower room. There is off road parking for 5/6 cars, a single garage 5.35m x 2.82m (17'6" x 9'4") and an enclosed garden to the rear which has been designed for ease of maintenance and provides a good level of privacy and seclusion. Heating is oil fired to radiators and the windows are Upvc sealed unit double glazed. The Council Tax is currently Band B and the EPC rating is currently Band D.

Queen Adelaide is a small Hamlet situated on the eastern outskirts of Ely. Ely is a fine 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, London and major cities to the north. 'Patara' is particularly well placed for access to the Sailing Club and delightful walks along the banks of the River Great Ouse.



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

<https://w3w.co/plodded.tickling.puppets>

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	78	England & Wales		EU Directive 2002/91/EC	64

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