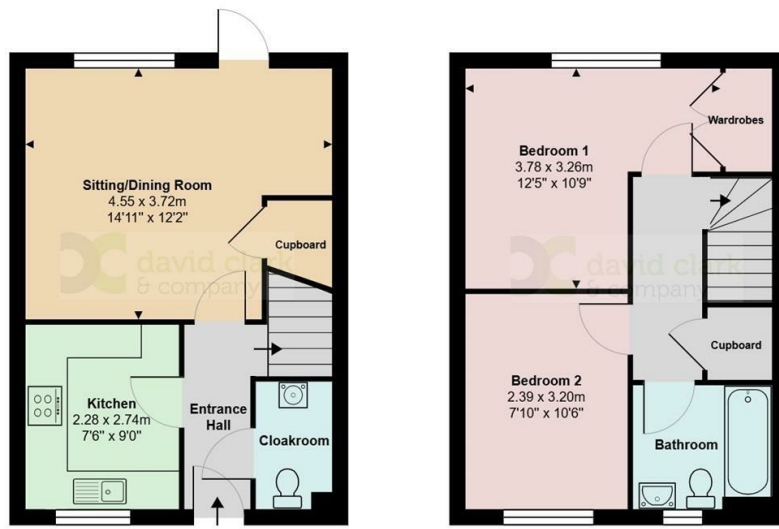


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



19 Elderberry Close, Ely, CB6 2FQ
Asking Price £295,000





About 59.5 m² ... 640 ft²

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

- Stylish, Modern Mid Terraced House
- Ideal First Time Purchase Or Investment
- Sitting/Dining Room, Kitchen & Cloakroom
- 2 Double Bedrooms & Bathroom
- Gas Fired Central Heating
- Sealed Unit Double Glazing
- South Facing Rear Garden
- Parking For 2 Cars

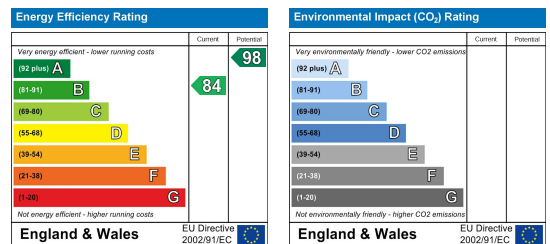


A 2 bedroom terraced house situated within St James' Park, a stylish, modern development by Hopkins Homes. Ideal for first time buyers or investors, the property provides comfortable, well maintained accommodation, in brief, comprising; - entrance hall, cloakroom, kitchen, sitting/dining room, 2 double bedrooms and a bathroom. An enclosed garden to the rear enjoys a southerly aspect and there is allocated parking for 2 cars. Heating is gas fired to radiators and the windows are Upvc double glazed. The Council Tax rating is currently Band B, the EPC rating is currently Band B and there is a 10 year NHBC warranty, of which there are approximately 5 years remaining.

Elderberry Close is particularly well placed for access to the city centre, primary and secondary schools and Ely leisure, a complex on the western outskirts of the city, which includes various eating establishments, cinema, sports centre and swimming pool, together with sporting activities including golf, squash and tennis. Ely offers a good range of day-to-day amenities, several weekly markets 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/older.conducted.form>



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.

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