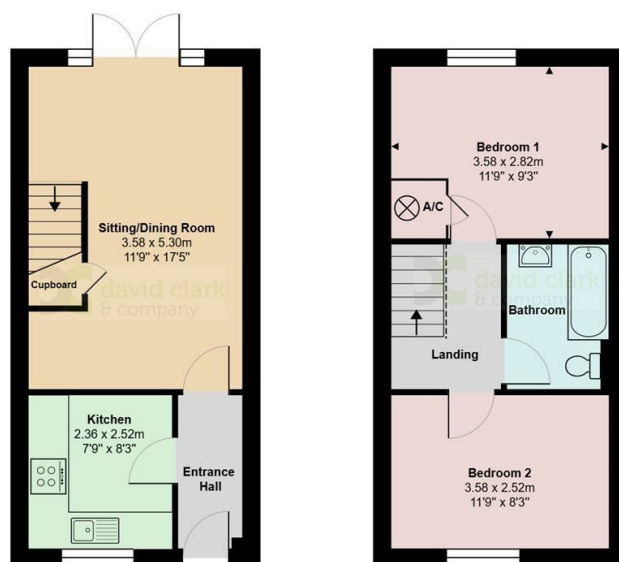


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



3A Victoria Street, Ely, CB7 4BL
Asking Price £299,995





About 56.2 m² ... 605 ft²

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

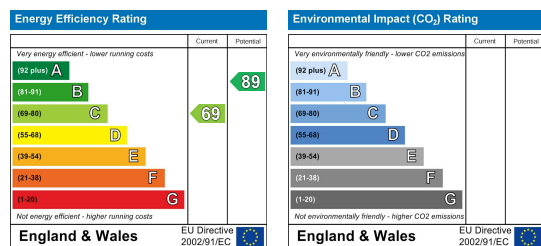
- **Modern Terraced House**
- **Close to City Centre, River & Railway Station**
- **2 Double Bedrooms & Bathroom**
- **Sealed Unit Double Glazing**
- **Parking For 2 Cars**
- **Sought After City Location**
- **Kitchen & Spacious Sitting/Dining Room**
- **Gas Fired Heating to Radiators**
- **Enclosed Rear Garden**
- **NO ONWARD CHAIN**

A modern terraced house situated within a conservation area in one of the cities most highly regarded and sought after locations. Ideal for commuters, investors or first time buyers the property offers excellent accommodation, in brief, comprising:- entrance hall, kitchen, sitting/dining room, 2 double bedrooms and a bathroom. Heating is gas fired to radiators and the windows are sealed unit double glazed. There is an enclosed garden to the rear with gated pedestrian access to a residents parking area, including 2 allocated parking spaces for number 3A. The Council Tax is currently Band B and the EPC is currently Band C. For those wishing to move as soon as possible the property further benefits from not having an onward chain.

Ely is a charming cathedral city with a good range of day-to-day facilities, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London, being just over an hour's journey. The property is extremely well placed for access to the railway station, city centre, river and Cathedral.

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

<https://w3w.co/darting.series.braced>



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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