

Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
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11 Old Brewery Close, Ely, CB7 4QE
Asking Price £320,000





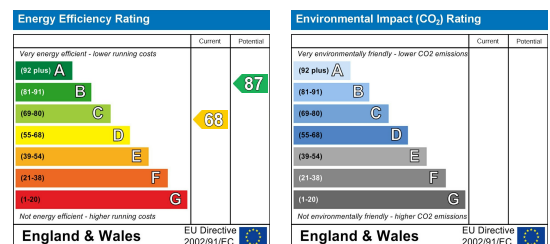
- **Modern Semi-Detached House**
- **Sitting/Dining Room & Kitchen**
- **2 Bedrooms & Shower Room**
- **Sealed Unit Double Glazing**
- **South facing garden to Rear**
- **Excellent Central City Location**
- **Added Conservatory**
- **Gas Fired radiator Heating**
- **Parking & Single Garage**
- **NO ONWARD CHAIN**

A modern semi-detached house situated within a small, established development exceptionally well placed for access to the city centre, river, railway station and many more facilities and amenities this historic Cathedral City has to offer. The accommodation, in brief, comprises:- sitting/dining room, kitchen, conservatory, 2 bedrooms and a shower room. There is a small open plan garden area to the front, parking for one car and a single garage to the side and an established, fully enclosed south facing garden to the rear. Heating is gas fired to radiators and the windows are sealed unit double glazed. The Council tax is currently Band B and the EPC rating is currently Band D. There is an annual service charge payable to Bishops Walk Management Company £220.00 per annum for the maintenance of the communal areas. The property would be ideal for first time buyers or investors and for those wishing to move quickly the property has the benefit of not having an onward chain.

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.

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

<https://w3w.co/refer.proudest.loved>



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