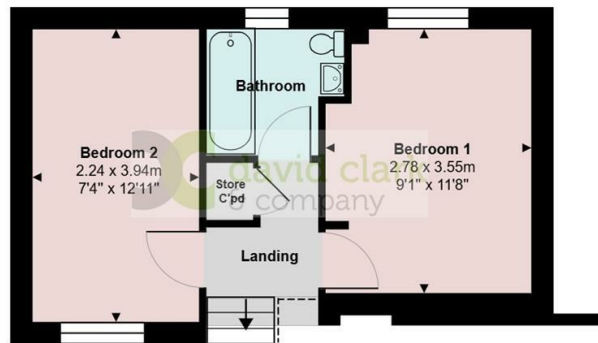
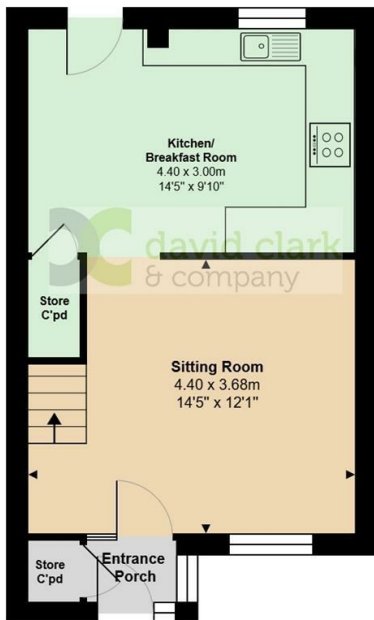


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



37 Sycamore Lane, Ely, CB7 4TP
Asking Price £270,000





About 57.0 m² ... 614 ft²

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

- Unique Link-Terraced House in Established City Location
- Superb Double Height Sitting Room
- 2 Bedrooms & Re-Fitted Bathroom
- Newly Fitted Carpets
- Allocated Parking For 2 Cars
- Recently Refurbished to a High Standard Throughout
- Stylish Re-Fitted Kitchen/Breakfast Room
- Gas Fired Radiator Heating & Upvc Double Glazed Windows
- Fully Enclosed Rear Garden
- NO ONWARD CHAIN

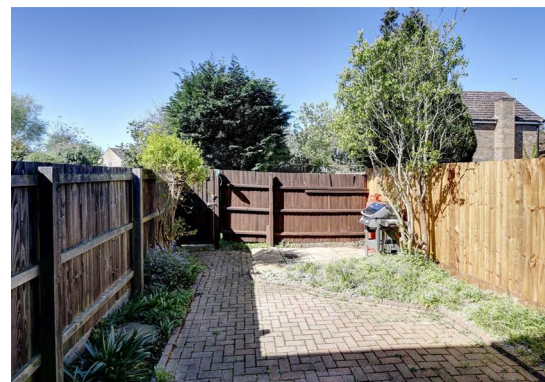
LOOKING FOR SOMETHING UNIQUE? - Then viewing of this recently modernised link-terraced house is essential. Refurbished to a high standard the property features a double height sitting room, with vaulted ceiling, stylish kitchen/breakfast room, 2 good sized bedrooms and bathroom. Heating is gas fired to radiators, the windows are Upvc sealed unit double glazed and new carpets have been fitted to the sitting room, stairs, landing and both bedrooms. There is a small, open plan garden to the front and a delightful, fully enclosed garden to the rear, which offers a good level of privacy and provides access to two allocated parking spaces.

The Council Tax rating is currently Band B and the EPC rating is currently Band C. The property would be ideal for first time buyers or as an investment opportunity and for those wishing to complete quickly 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, schools catering for all age ranges, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London, which is just over an hour's journey. The property is particularly well placed within close proximity of Ely Sailing Club and a number of fine, countryside walks.

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

<https://w3w.co/flitting.single.stealthier>



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

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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