

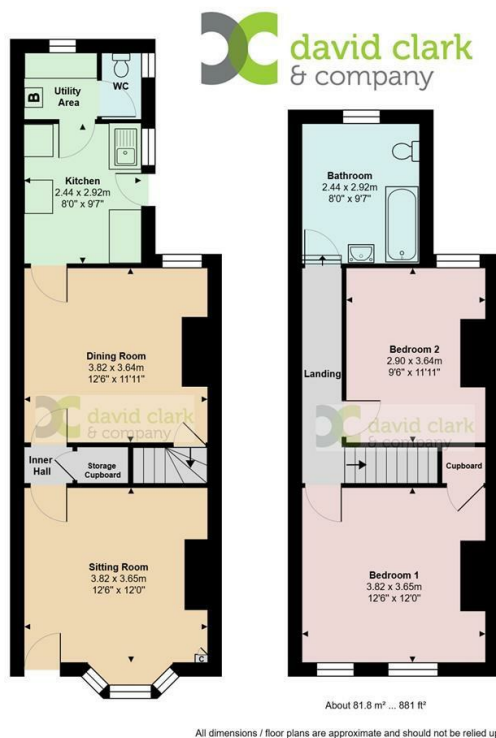
Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



110 Lynn Road, Ely, CB6 1DE
Asking Price £320,000

 2  1  2  D





- Well Placed For Access To The City Centre
- 2 Reception Room, Both With Fireplaces
- 2 Double Bedrooms & Spacious Bathroom
- Upvc Sealed Unit Double Glazed Windows
- General Updating Required
- Fine, Victorian Terraced House
- Kitchen, Utility Area & WC
- Gas Fired Heating To Radiators
- Good Sized Garden To Rear
- NO ONWARD CHAIN

A fine, Victorian mid-terraced house with accommodation arranged over two floors, in brief, comprising - sitting room, dining room, kitchen, utility area and WC at ground floor level and 2 double bedrooms and a bathroom at first floor level. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is a small enclosed garden area to the front and a good sized garden to the rear. The property has been rented for a number of years and would benefit from general updating providing prospective purchasers with an ideal opportunity to carry out any alterations and improvements to their own particular taste and standard. The Council Tax is currently Band B and the EPC is currently Band D For those wishing to move as soon as possible the property further benefits from not having an onward chain.

Lynn Road 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, 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.

AGENTS NOTE: There is a shared pedestrian right of access to the rear of the property in favour of numbers 106 - 116 Lynn Road.

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

<https://w3w.co/snipped.workbench.chair>

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

