

Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
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19 Priors Court, Ely, CB6 2PY
Asking Price £210,000





- Semi-Detached Bungalow in Non-Estate Location
- Spacious Sitting/Dining Room & Conservatory
- 2 Good Sized Bedrooms & Bathroom
- Potential To Create Additional Accommodation (STPP)
- Parking & Single Garage
- Excellent Position at the End of a No-Through Road
- Kitchen With Integrated & Free Standing Appliances
- Electric Heating & Upvc Double Glazed Windows
- Large, Fully Enclosed Garden to Rear
- NO ONWARD CHAIN

A semi-detached bungalow occupying a fine position and the end of an established cul-de-sac. The accommodation, in brief, comprise:- entrance hall, sitting/dining room, conservatory, kitchen, 2 bedrooms and a bathroom. Heating is via electric night storage heaters and the windows are Upvc sealed unit double glazed. There is an open plan garden to the front, a good sized, fully enclosed, garden to the rear, together with a parking space and single garage in nearby block. The size of the garden offers potential to extend the accommodation, subject to any necessary planning consents being obtained. The Council Tax rating is currently Band B and the EPC rating is currently Band E.

Sutton is a well served village with a good range of facilities including a primary school, hairdressers, public house, various take-away's, doctors surgery, pharmacy, convenience store and Co-op, all of which are within close proximity of the property.

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

<https://w3w.co/shortens.prune.traps>



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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