

Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
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91 Lynn Road, Ely, CB6 1DD

Guide Price £460,000





About 88.8 m² ... 956 ft²

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

- **Impressive 1930's Semi Detached House**
- **Sitting Room With Open Fireplace**
- **3 Bedrooms & Re-Fitted Bathroom**
- **Gas Heating To Radiators**
- **Enclosed Gardens To Front & Side**
- **Well Placed For Access To The City Centre**
- **Modern/Kitchen/Dining Room**
- **Potential to Extend (STPP)**
- **Off Road Parking**
- **Immediate Possession - NO ONWARD CHAIN**



A 1930's semi detached property on a desirable road conveniently situated for the City Centre. Well presented throughout and being sold with the benefit of no onward chain the accommodation comprises; Entrance hall, living room with bay window, modern fitted kitchen/dining room, utility room, landing, 3 bedrooms, recently replaced bathroom and separate WC. Whilst the property has undergone some updating it retains many attractive character features such as fireplaces, picture rails and stripped timber floors. Heating is gas fired to radiators and the windows are sealed unit double glazed. There is also potential to create additional accommodation to the side or rear, subject to any necessary planning permissions being obtained. A gravelled driveway to front provides off street parking for two cars and there enclosed west facing gardens to the side and rear. The Council Tax rating is currently Band C and the EPC rating is currently Band E.

The property 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.

Directions to the property using What3Words.

Enter the link in your browser then click on
Waze or Google Maps:

<https://w3w.co/tailwind.reservoir.prospered>

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---------|---|-----------|
| | Current | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | A | |
| (81-91) | B | B | |
| (69-80) | C | C | |
| (55-68) | D | D | |
| (39-54) | E | E | |
| (21-38) | F | F | |
| (1-20) | G | G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

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