



## 13 Lark Bank

Prickwillow, Ely, Cambs, CB7 4SW

**Guide Price £250,000**



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Non-Estate 3 bed semi-detached in this small village located a short drive from the City of Ely. The property has been updated and extended by the current owners and benefits from double glazing, LPG heating, refitted kitchen, two large office/workshops, conservatory and cloakroom. Viewing recommended.

**Conservatory** - 4.52m x 2.34m (14'10" x 7'8")  
Upvc construction with double glazed door to side garden and double-glazed patio doors to the rear garden. Two wall light points. Plumbing for automatic washing machine. Current access to the house comes from the rear parking area via the rear garden.

**Kitchen/Diner** - 5.08m x 3.45m (16'8" max x 11'4")

Range of units at base and wall level with work surfaces over and a one and a half bowl sink with mixer tap. Double glazed window to the rear aspect. Tiles splash areas. Space and plumbing for automatic washing machine. Belling 4 ring electric hob and built in double oven. Space for fridge freezer. Spotlights to ceiling. Cupboard housing gas fired boiler serving central heating and hot water. Door to WC. Opening to living room.

## **WC**

Tiled walls Double glazed window to the rear aspect. Spotlight to ceiling. Radiator. Low level WC. Wash basin.

**Living Room** - 5.08m x 3m (16'8" max x 9'10")

Double glazed window to the front aspect. Solid fuel burner. Radiator. Ceiling light point. Stairs to first floor. Double glazed door to lobby/study.

**Study/Lobby** - 2.49m x 1.88m (8'2" x 6'2")

Could be the front entrance lobby but currently used as a study room. Double glazed window to the front aspect and double-glazed door to the side aspect. Spotlights.

## **Landing**

Radiator. Access to loft space ( which is boarded and insulated) Ceiling light point. Double glazed window to the side aspect.

**Bedroom 1** - 3.35m x 3.15m (11'0" x 10'4")

Double glazed window to the rear aspect. Radiator. Ceiling light point.

**Bedroom 2** - 2.97m x 2.29m (9'9" plus recesses x 7'6")

Double glazed window to the front aspect. Ceiling light point.

**Bedroom 3** - 2.44m x 1.75m (8'0" x 5'9")

Double glazed window to the rear aspect. Radiator. Ceiling light point.

**Bathroom** - 2.34m x 1.65m (7'8" x 5'5")

Panelled bath with mixer tap. Low level WC. Corner shower cubicle with electric Triton shower. Double glazed window to the front aspect. Wash basin with cupboards under. Heated towel rail. Tiled floor. Tiled walls. Ceiling light point. Extractor fan.

**Outside**

The rear garden is of a good size and overlooks countryside. There is an area of lawn and paved patio with timber fencing to the boundaries. A pathway leads from the rear to the conservatory door. There are two outbuildings:

1 - Measuring approximately 15'8" x 10'5" of timber construction with a window to the front, timber base with plasterboard internal walls and its own consumer unit, power and light.

2 - Measuring approximately 19'2" x 15'10" of timber construction on a concrete base and again with its own consumer unit, power and light

There is a small side garden with lawn and an area for LPG storage canister.

The front garden is laid to lawn with raised bedding and decking and enclosed by conifer hedging.

**Notes**

The property offers no onward chain.

Local Council is East Cambridgeshire District Council

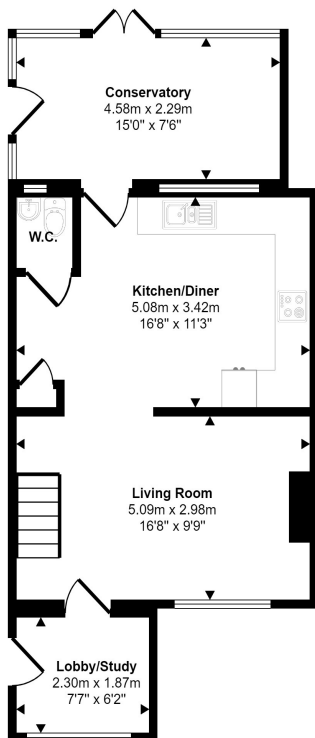
Council Tax Band is A.



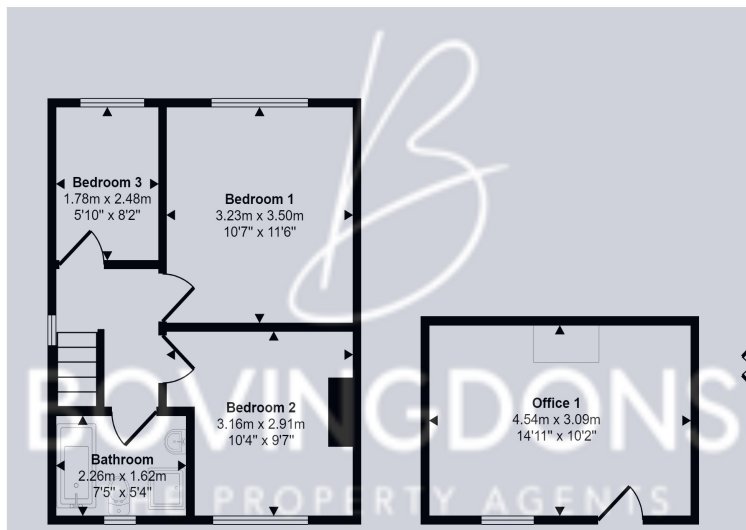


## Floor Plan

Approx Gross Internal Area  
123 sq m / 1329 sq ft



Ground Floor  
Approx 50 sq m / 540 sq ft



First Floor  
Approx 34 sq m / 363 sq ft

Office 1  
Approx 14 sq m / 151 sq ft

Office/Store  
Approx 26 sq m / 275 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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