



Croft Road
Ely, CB7 5QR
Guide Price £250,000

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Croft Road, Ely, CB7 5QR

A semi-detached family home set towards the end of this no-through road and enjoying some delightful mature gardens.

This extended property offers accommodation to include entrance hall, living room, utility area, kitchen/breakfast area, three good size bedrooms and shower room/wet room.

Standing on a generous size plot the property offers off road parking and pretty and fully enclosed gardens.

CASH BUYERS ONLY - non standard construction.

EPD (D)

Council Tax B (East Cambs)

Entrance Hall

Half glazed door leading to entrance hall. Storage cupboard. Wooden flooring. Stairs to first floor. Radiator. Doors to the:

Living Room 17'1" x 10'11" (5.22 x 3.35)

Bright living room with large window overlooking rear garden. Wooden flooring Inset Fire place with tiled surround and hearth. Radiator. Door leading to entrance hall and utility room.

Kitchen 12'8" x 9'4" (3.88 x 2.87)

Contemporary kitchen, with a range of base level cupboards and storage drawers with work top over. Composite 1 1/4 bowl sink and drainer with mixer tap over. Integrated eye level oven. Inset electric hob with stainless steel extractor over and glass splashback. Dual aspect windows overlooking rear garden and front. Vinyl flooring. Radiator.

Utility Room

Utility room with range of base cupboards with work top over. Butler sink. Access to the airing cupboard. Window overlooking rear garden. Doors leading to living room and kitchen.

Bedroom 3 10'1" x 9'10" (3.09 x 3.01)

Spacious bedroom with attractive

wooden flooring. Inset fireplace with tiled surround and hearth. Large window to the front aspect. Built-in storage cupboard. Loft access hatch. Radiator.

Shower Room 6'8" x 5'11" (2.04 x 1.82)

White suite comprising of low level W.C, wall mounted hand basin and wall mounted shower. Tiled throughout. Vinyl flooring. Obscured window to the side aspect.

Landing

With storage cupboard and doors through to the bedrooms.

Bedroom 1 15'7" x 11'8" (4.75 x 3.56)

Spacious double room with attractive wooden flooring. Built-in storage cupboard. Window overlooking the rear aspect.

Bedroom 2 15'7" x 10'1" (4.75 x 3.09)

Generous bedroom with built-in storage cupboard. Wooden flooring. Window overlooking the rear aspect.

Outside- Front

Generous gravel driveway providing ample off street parking, with well stocked flower beds and mature shrub borders. Access ramp leading to storm porch. Fenced boundary.

Outside - Rear

Enclosed rear garden with lawned area with well stocked flower beds and mature shrubs and trees. Timber garden shed. Some raised flower beds. Patio area.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-Detached House

Property Construction – Non- Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 91 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

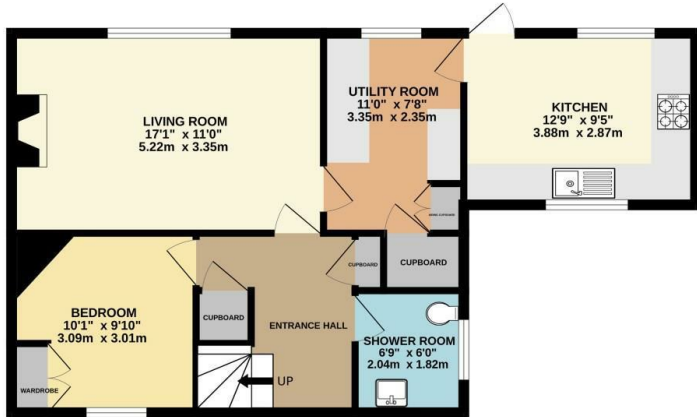
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants –

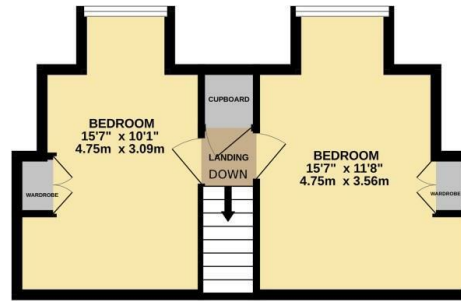
None that the vendor is aware of



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



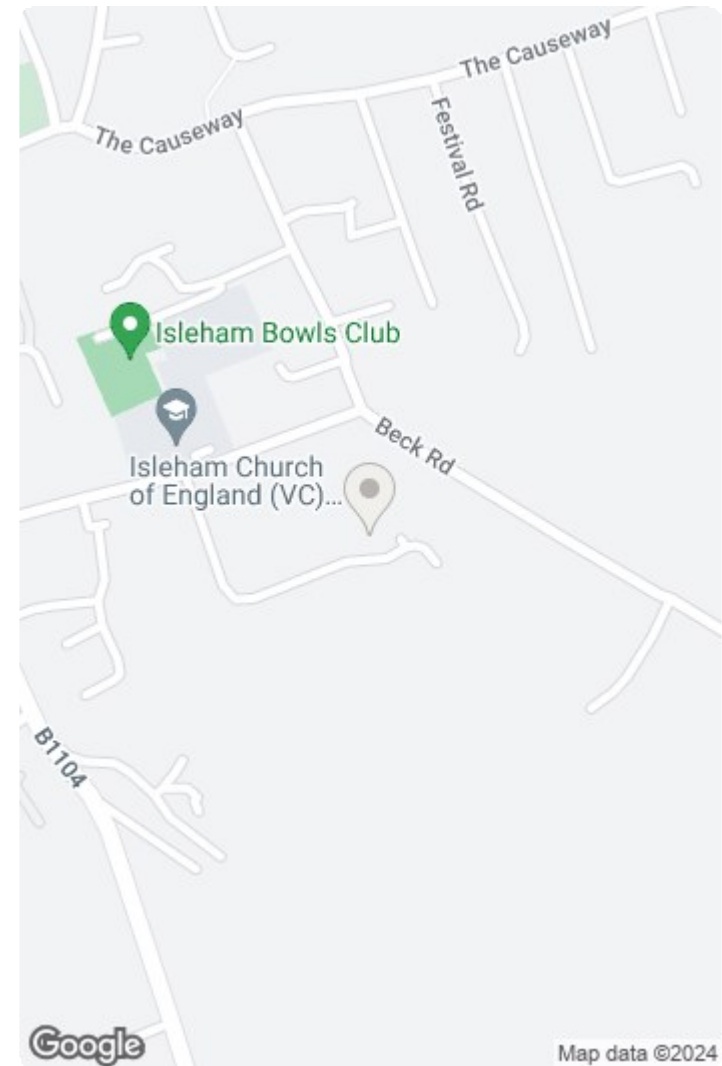
1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



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TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 (94kWh) A		Very environmentally friendly - lower CO ₂ emissions 82 (94kWh) A	
71-81 B		71-81 B	
62-70 C		62-70 C	
54-61 D		54-61 D	
45-53 E		45-53 E	
35-44 F		35-44 F	
27-34 G		27-34 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 60 (Current), 48 (Potential)
Environmental Impact (CO₂) Rating: 60 (Current), 48 (Potential)

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