



Croft Road
Ely, CB7 5QR
Guide Price £195,000

Croft Road, Ely, CB7 5QR

SUPERB MATURE PLOT in the heart of this thriving and well regarded village.

Semi-detached family home with delightful gardens to the front and rear.

Offering generous size rooms and boasting accommodation to include entrance hall, living room, refitted kitchen, utility room, THREE DOUBLE bedrooms and shower room.

Cash buyers only

No chain.

EPC (E)
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

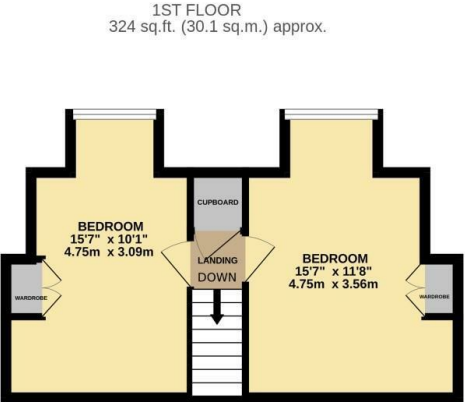
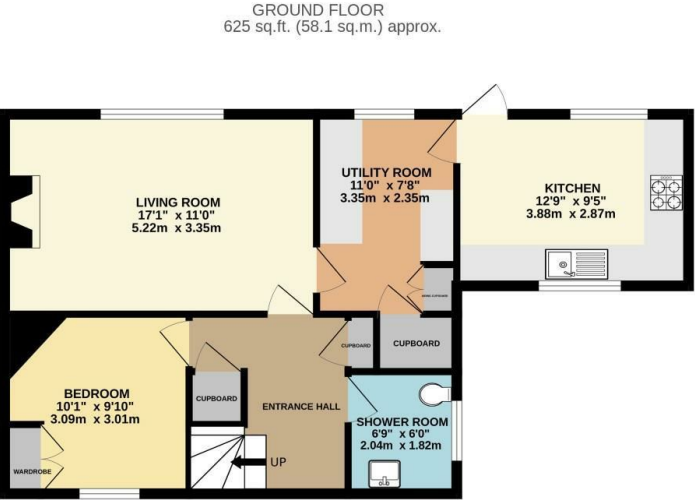
Rights of Way, Easements, Covenants –

None that the vendor is aware of

Location - What 3 Words -

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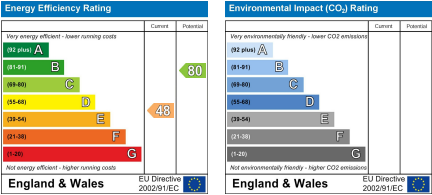




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TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

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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