



Brook Street
Ely, CB7 5AE
Offers In Excess Of £300,000

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A charming detached period property set within this ever growing and popular village and located in easy reach of Ely & Newmarket.

Offering striking period features, this property has been updated and improved by the current owners and enjoys accommodation to include entrance porch, living room with inset wood burner, dining room, kitchen, bathroom and three good size bedrooms.

Externally the property offers a fully enclosed rear courtyard style rear garden, gravelled driveway and detached garage.

Outstanding value for money and viewing is recommended.

EPC (D)

Council Tax C (East Cambs)

Accommodation Details:

Fully glazed front entrance door through to the:

Porch

Windows to both side aspect and door through to the:

Lounge 20'6" x 10'11" (6.25 x 3.34)

With featured log burner, exposed beams, TV connection point, radiator, staircase rising to the first floor, windows to the front and side aspect, French style doors out to the rear garden.

Kitchen 14'11" x 6'0" (4.56 x 1.85)

Modern fitted kitchen with base level storage units and wooden working surfaces over, tiled splashback areas, inset ceramic sink and drainer with mixer tap, free standing gas cooker with extractor hood above, fridge/freezer and space for a washing machine. Windows to the front and rear aspect.

Dining Room 11'3" x 9'8" (3.45 x 2.97)

Radiator and window to the front aspect.

Bathroom

Modern fitted bathroom suite comprising a low level WC, wash basin with vanity drawers under, panelled bath with wall mounted shower head and glass screen, part tiled walls, radiator and window to the rear aspect.

First Floor Landing

Door through to the bedrooms.

Bedroom 1 12'1" x 9'11" (3.69 x 3.03)

Double bedroom with built-in wardrobe, access to loft space, radiator and window to the front aspect.

Bedroom 2 10'1" x 9'7" (3.09 x 2.93)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 10'9" x 9'11" (3.30 x 3.03)

With radiator and window to the front aspect.

Outside - Rear

Predominately laid to paving slabs, thriving with a variety of mature shrubs and flowers and side pedestrian gate.

Outside - Front

Driveway leading up to the single garage, laid shingled frontage and outdoor lighting.

Property Information:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 83 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants

– None that the vendor is aware of



