

JEM PROPERTY

The Gables  
93 Ely Road  
Littleport  
Cambridgeshire  
CB6 1HJ

The Gables, a former care facility in Ely, Cambridgeshire.

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# Property Description

The Gables is a former care facility situated in the village of Littleport, Cambridgeshire. The property features 18 bedrooms, 7 bathrooms, communal areas, office space, a kitchen, outbuildings, a conservatory leading to an enclosed inner courtyard, and ample parking with lawned gardens. While the building would benefit from a comprehensive modernisation effort to repurpose its current layout, subject to planning permissions the property offers an opportunity for a variety of uses.

## THE PROPERTY'S LAYOUT INCLUDES:

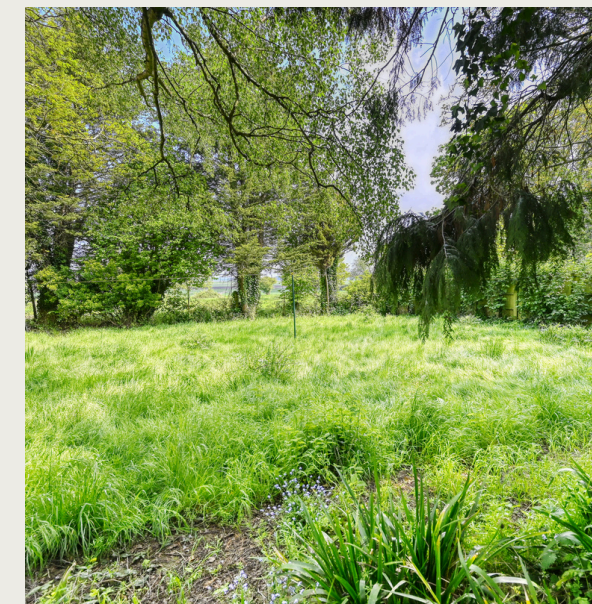
The property has been significantly extended in the last thirty years, resulting in a total internal area of approximately 6,500 square feet.

Ground floor: Primary access from front and side, five bedrooms, two W/C's, two large living spaces, kitchen/dining area, office space, conservatory, access to the garden, inner courtyard and parking area.

First floor: Eleven bedrooms, three bathrooms, three W/C's and storage space.

Second floor: Two sizeable rooms and a bathroom.

Features: Lawned gardens, additional outbuildings, and private parking areas.





## Key Features

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18 Bedroom Former Care Home



Transport Links: 80 meters to the bus stop



GIA 209sqm/2249 sqft



Local Amenities: 0.7 miles



Site Area: 0.32 acres

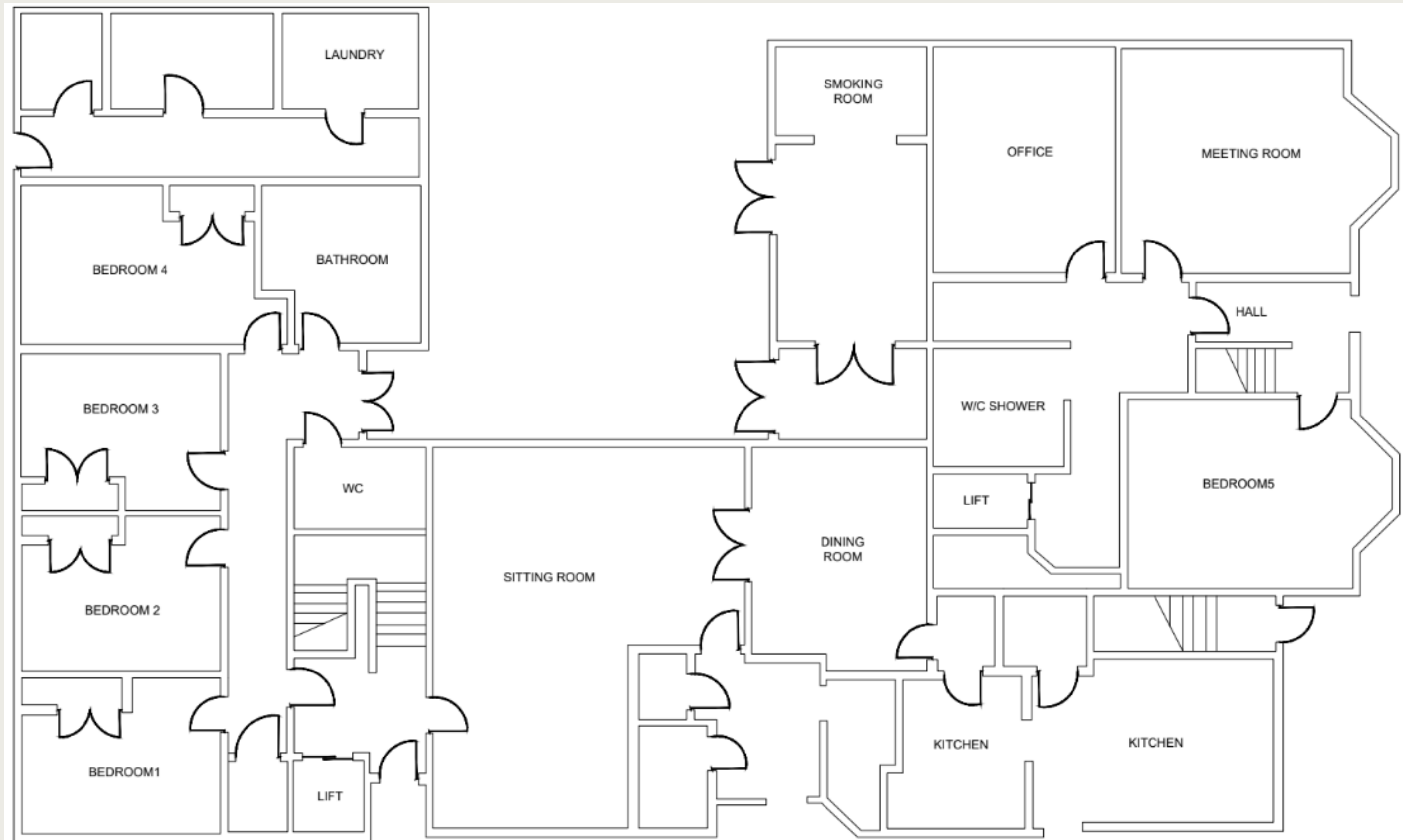


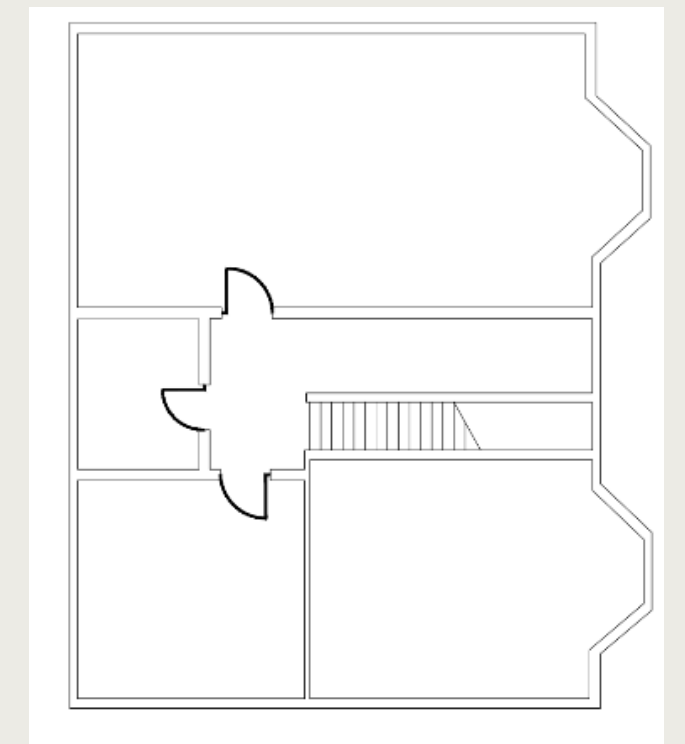
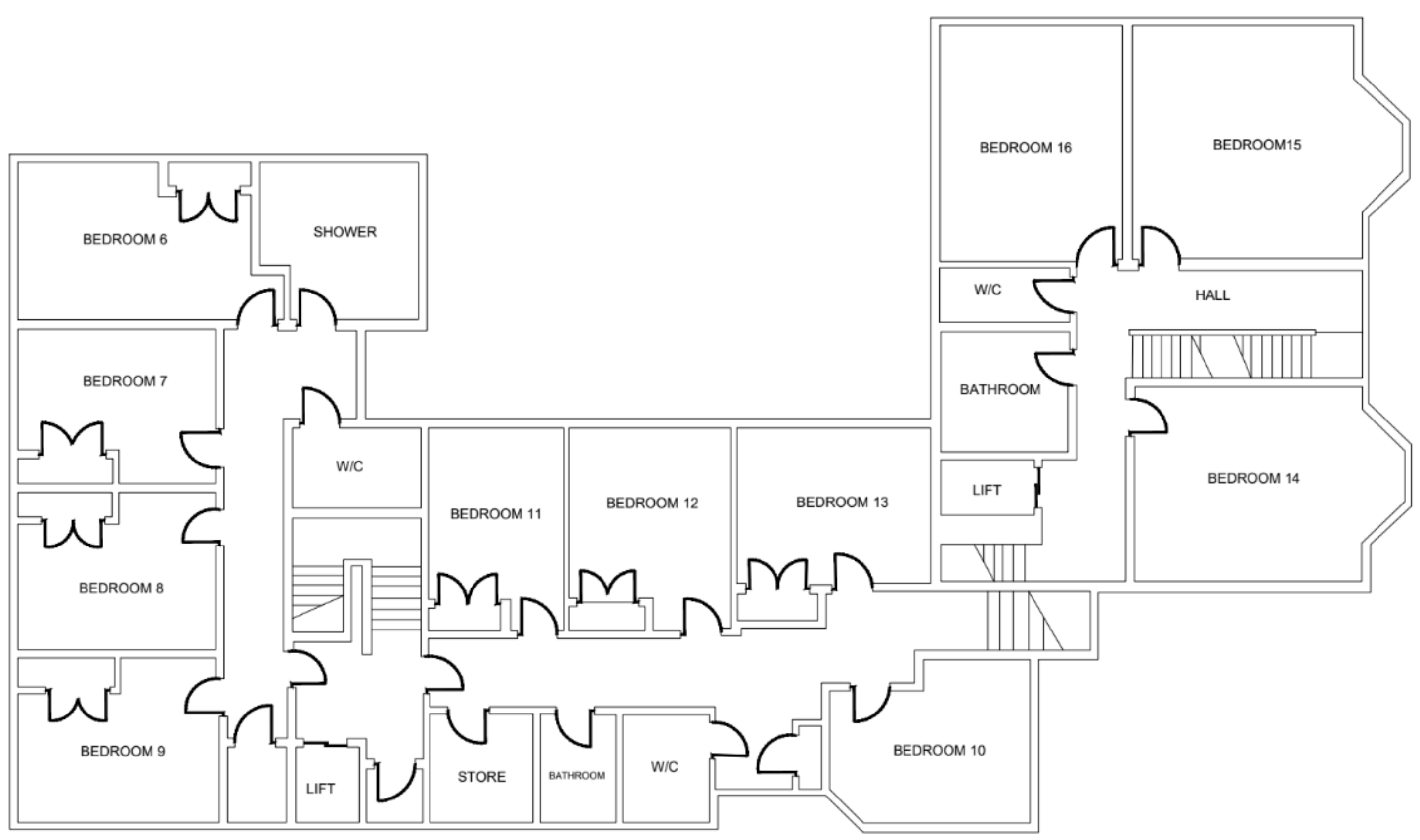
Investment opportunity

## Key Information

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- OIRO £650,000
- Title CB228145
- Local Authority: East Cambridgeshire District





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# Partners in *growth*

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