



196 Columbine Road, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£365,000

196 Columbine Road

Ely, Ely

An extremely popular style of three storey, semi detached home conveniently situated for Ely College, The Lantern School and nurseries. Comprises hallway, cloakroom, modern kitchen, spacious lounge/dining room, three double bedrooms and modern bathroom and separate shower room. Outside there is a south facing rear garden, driveway and garage with electricity connected. The property is presented for sale in excellent order and viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi Detached Three Storey House
- Three Double Bedrooms
- Modern Bathroom And Shower Room
- Spacious Lounge/Dining Room
- Modern Kitchen
- South Facing Garden, Driveway And Garage
- Convenient For Ely College, Primary Schools And Nursery
- Viewing Recommended



Entrance Hall

With door to front, stairs to first floor, cloaks cupboard, radiator.

Cloakroom

With double glazed window to front, low level WC, vanity unit with wash basin, radiator.

Kitchen

With modern wall and base level units and drawers together with matching worksurfaces, sink unit and drainer, built in electric oven, hob and extractor hood, plumbing for washing machine, cupboard housing gas fired central heating boiler, breakfast bar, double glazed window to front, radiator.

Lounge/Dining Room

With double glazed windows and French doors onto rear garden and double glazed window to side aspect, understairs cupboard, television point, two radiators.

First Floor Landing

With stairs to second floor, radiator.

Bedroom 2

With two double glazed windows to front, radiator.

Bedroom 3

With double glazed window to rear, radiator.

Bathroom

With vanity unit with wash basin, bath with shower above, low level WC, double glazed window to side, radiator.

Second Floor Landing

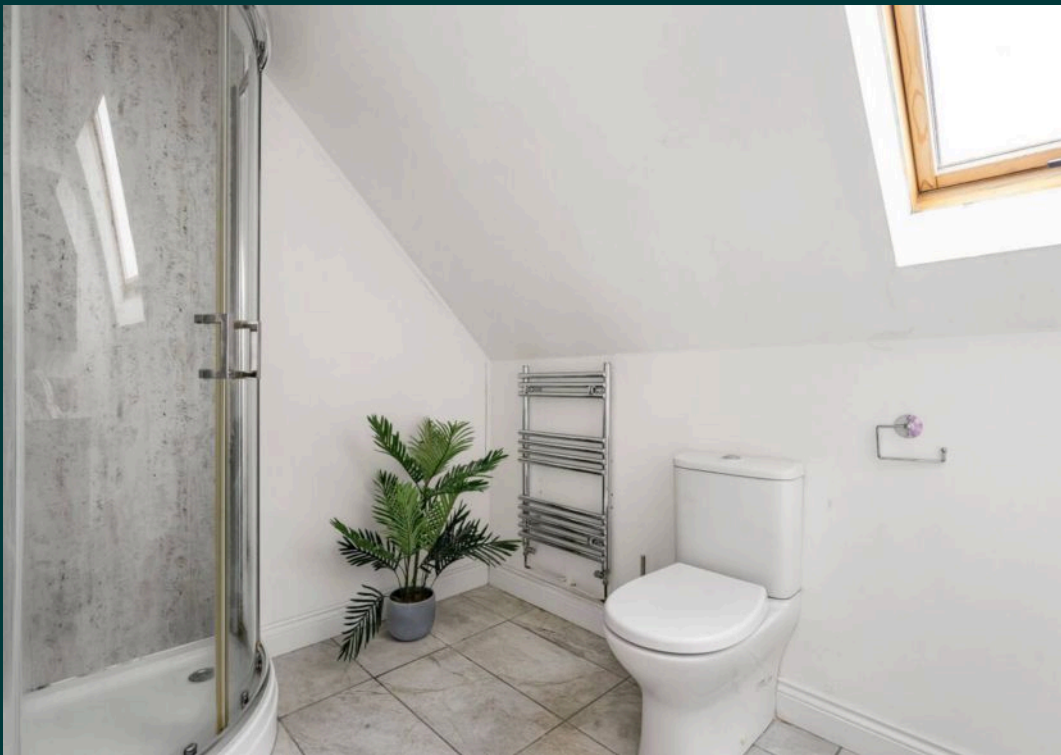
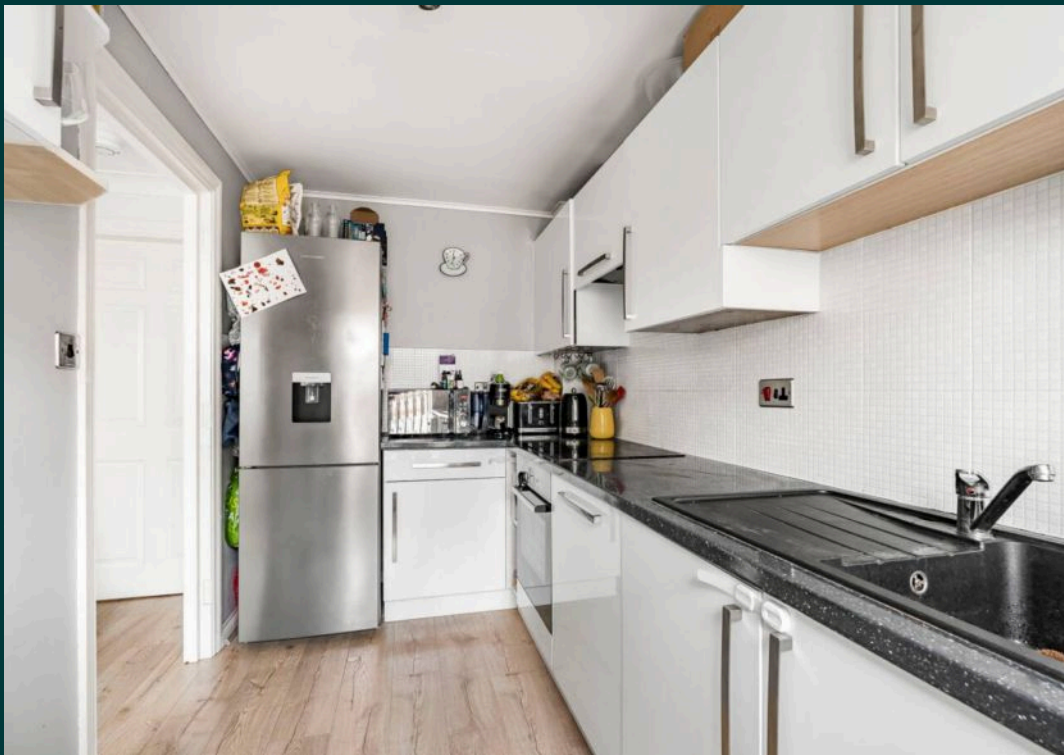
Bedroom 1

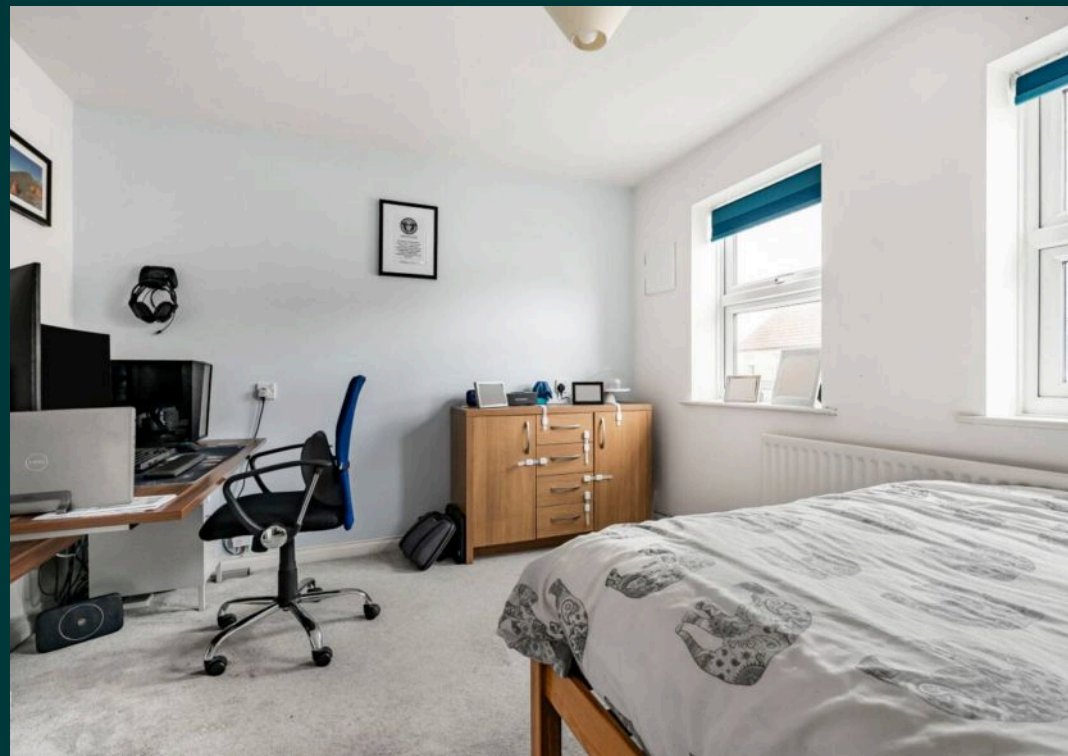
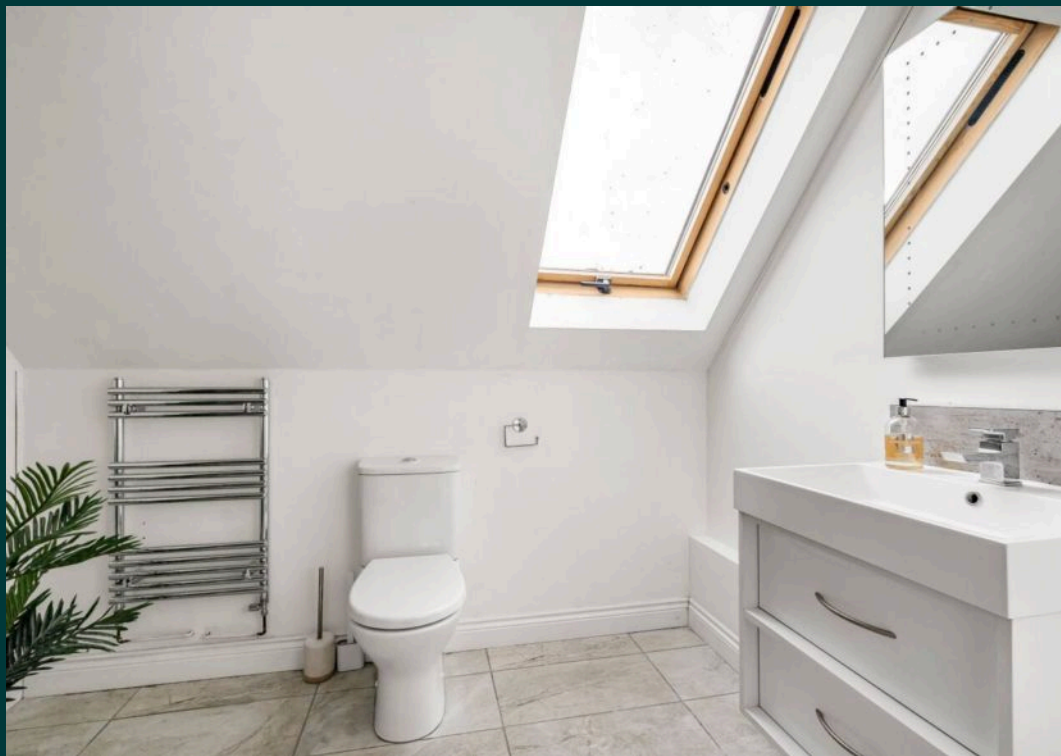
With walk in wardrobe, double glazed windows to front and side, access to loft, radiator.

Shower Room

With Velux window to rear, shower cubicle, vanity unit with wash basin, low level WC, heated towel rail.







GARDEN

To the rear of the property there is a south facing garden which consists of a patio which continues around to the rear of the garage with the remainder being lawned.

Garage

Single Garage with electricity connected.

Driveway

Allowing parking for up to 3 cars.



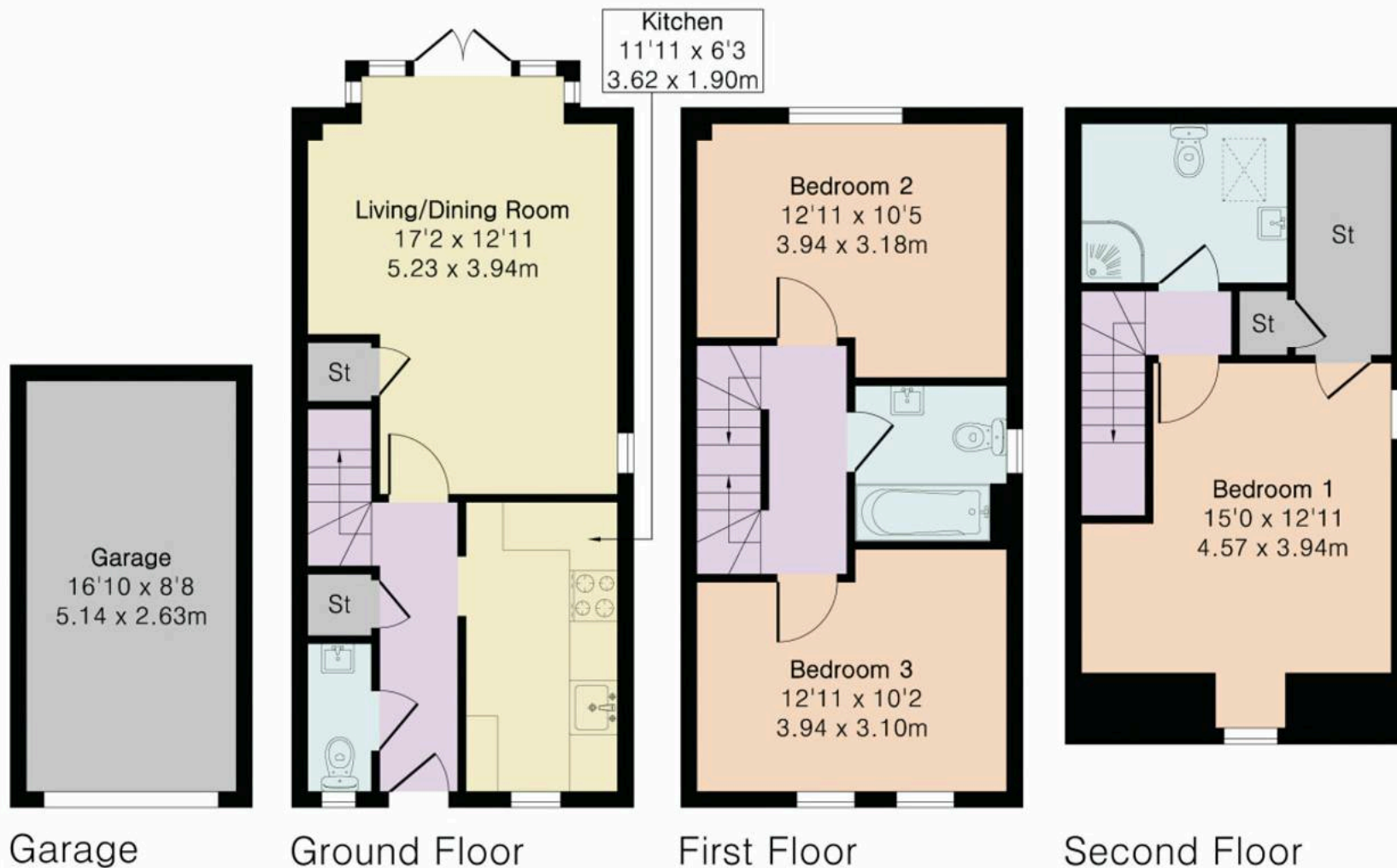
**Approximate Gross Internal Area 1030 sq ft - 95 sq m
(Excluding Garage)**

Ground Floor Area 365 sq ft – 34 sq m

First Floor Area 349 sq ft – 32 sq m

Second Floor Area 316 sq ft – 29 sq m

Garage Area 146 sq ft – 14 sq m





Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

