



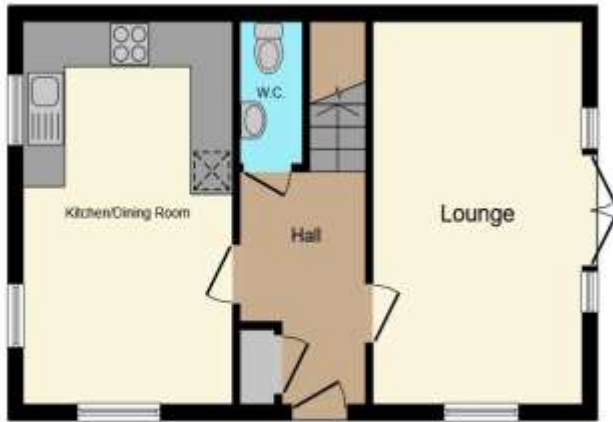
**47 Forsythia Road, Ely CB6 2FU**

**welcome to**

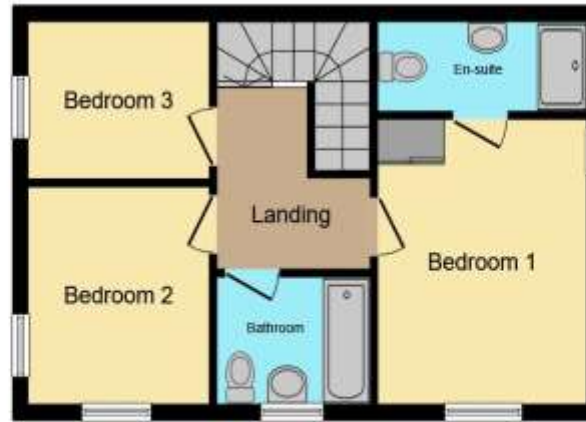
**Forsythia Road, Ely**

Stunning three bedroom semi-detached house located in Ely and only two years old. The property comprises; kitchen/diner, lounge, downstairs wc, three bedrooms, en-suite & family bathroom. Outside there is a driveway, garage and outbuilding which is currently used as an office.

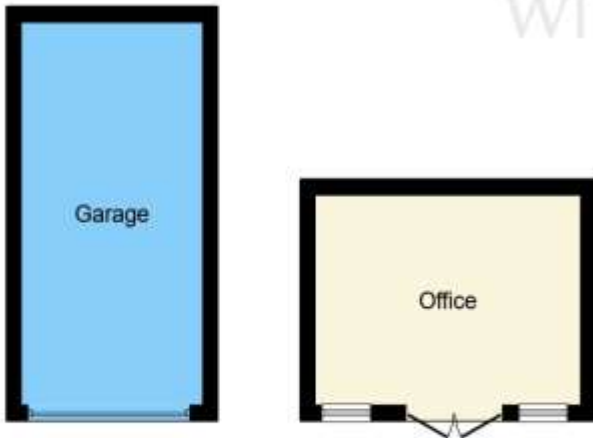




**Ground Floor**



**First Floor**



**Outbuilding**



**Entrance Hall**

**Kitchen / Diner**

16' 7" x 9' 8" ( 5.05m x 2.95m )

**Lounge**

16' 7" x 9' 8" ( 5.05m x 2.95m )

**Cloakroom**

**Bedroom One**

12' 5" max x 10' 2" ( 3.78m max x 3.10m )

**En-Suite**

**Bedroom Two**

9' 8" x 9' 5" ( 2.95m x 2.87m )

**Bedroom Three**

9' 8" x 6' 9" ( 2.95m x 2.06m )

**Family Bathroom**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

## Forsythia Road, Ely

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- EN-SUITE TO MASTER
- OUTBUILDING/OFFICE
- DRIVE WAY & GARAGE

Tenure: Freehold EPC Rating: B

offers in excess of

**£400,000**

Agents Note: Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Agents Note: This property does not yet have a council tax banding, so may be incorrect.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ELY109121](http://williamhbrown.co.uk/Property/ELY109121)



Property Ref:  
ELY109121 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01353 663311**



[ely@williamhbrown.co.uk](mailto:ely@williamhbrown.co.uk)



6 Forehill, ELY, Cambridgeshire, CB7 4AF



[williamhbrown.co.uk](http://williamhbrown.co.uk)