



John Amner Close, Ely CB6 1DT

welcome to

John Amner Close, Ely

A well proportioned link-detached house situated in a cul-de-sac position with walking to amenities and facilities offering three bedrooms, en-suite facilities and garage. Early viewing highly recommended.

Entrance Hall

With radiator, stairs leading to first floor and doors to:

Living Room

18' 4" max x 14' max (5.59m max x 4.27m max)

With radiator, double glazed window to side aspect and double glazed bay window to front aspect.

Cloakroom/W.C

Fitted with a suite comprising low level w.c, wash hand basin, radiator and extractor.

Dining Room

10' 3" x 8' 10" (3.12m x 2.69m)

With radiator and double glazed doors to rear garden.

Kitchen

10' 6" x 9' 1" (3.20m x 2.77m)

Fitted with a range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for cooker with extractor over, further spaces for fridge/freezer and dishwasher, radiator, internal door to garage and double glazed window to rear aspect.





First Floor Landing

With airing cupboard, loft access and doors to:

Bedroom One

12' x 11' 2" (3.66m x 3.40m)

With radiator, built in wardrobes, double glazed window to front aspect and door to:

En-Suite Shower Room

Fitted with a suite comprising double shower enclosure, wash hand basin, low level w.c, radiator and double glazed window to side.

Bedroom Two

10' 3" x 8' 9" (3.12m x 2.67m)

With radiator, built in wardrobe and double glazed window to rear aspect.

Bedroom Three

10' 7" x 6' 10" (3.23m x 2.08m)

With radiator, built in wardrobe and double glazed window to rear aspect.

Shower Room

Fitted with a suite comprising corner shower enclosure, wash hand basin, low level w.c, radiator and double glazed window to side.

Outside

To the front of the property there is a driveway for approximately two cars and leads to the attached garage. The remainder of the front garden is mainly lawned with a selection of shrubs, plants and trees.

The garage has electric roller door to the front with steel up and over door opening to the rear garden.

The fully enclosed rear garden has an initial covered patio area and opens to a mainly lawned garden with gravelled area, raised decked area and shrub and plant borders.



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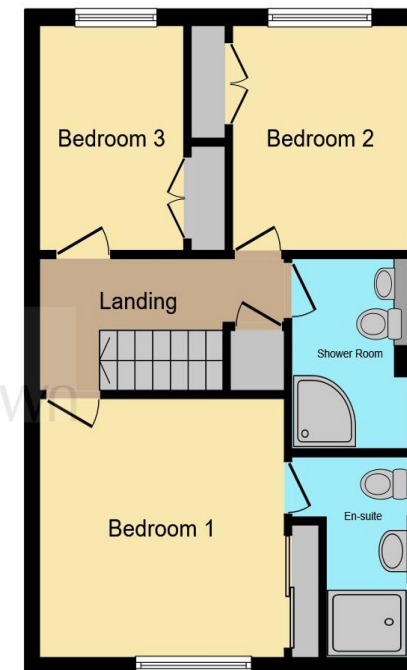
- Well Proportioned Link-Detached House
- Living Room with Separate Dining Room
- Three Bedrooms
- En-suite Facilities and Family Shower Room
- Cul-De-Sac Position

Tenure: Freehold
EPC Rating: D
Council Tax Band: D

offers over
£375,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
ELY109925 - 0004

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