



**Dunstan Street, ELY CB6 3AQ**

**welcome to**

## **Dunstan Street, ELY**

A well presented mid-terrace house located within an established area of the City offering three bedrooms, living room with dining area and garage en-bloc to the rear of the property - Viewing highly recommended.

### **Entrance Hall**

With stairs to first floor and door to:

### **Living Room**

13' 9" x 13' 1" ( 4.19m x 3.99m )

With radiator, double glazed window to front aspect, door to kitchen and large opening to:

### **Dining Area**

9' 10" x 6' 11" ( 3.00m x 2.11m )

With radiator and sliding patio doors opening to rear garden.

### **Kitchen**

9' 10" x 9' 2" ( 3.00m x 2.79m )

Fitted with a modern range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in double under oven with hob and chimney style extractor over, space for fridge/freezer, vertical radiator, under stairs storage cupboard, double glazed window to rear aspect and door to rear garden.





### **First Floor Landing**

With doors to:

#### **Bedroom One**

14' 1" x 9' 6" ( 4.29m x 2.90m )

With radiator, built in storage cupboards and double glazed window to front aspect.

#### **Bedroom Two**

9' 5" x 7' 8" ( 2.87m x 2.34m )

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

#### **Bedroom Three**

10' 2" x 6' 7" ( 3.10m x 2.01m )

With radiator, built in storage cupboard and double glazed window to front aspect.

#### **Bathroom**

Fitted with a modern suite comprising panel enclosed bath with central mixer tap, shower over and folding shower screen, vanity wash hand basin with mixer tap over and storage beneath, low level w.c, radiator and double glazed window to rear.

#### **Outside**

To the front of the property there is a small garden predominantly laid to lawn with a pathway leading to the front door.

The rear garden has an initial paved patio area and opens to a mainly lawned garden fully enclosed by fencing and hedging with a further patio area towards the rear of the garden. Gated access at the rear of the garden fully opens to create the potential for additional parking within the garden.

#### **Garage En-Bloc**

15' 9" x 8' 2" ( 4.80m x 2.49m )

With up and over door and personal door to rear garden.



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## Dunstan Street, ELY

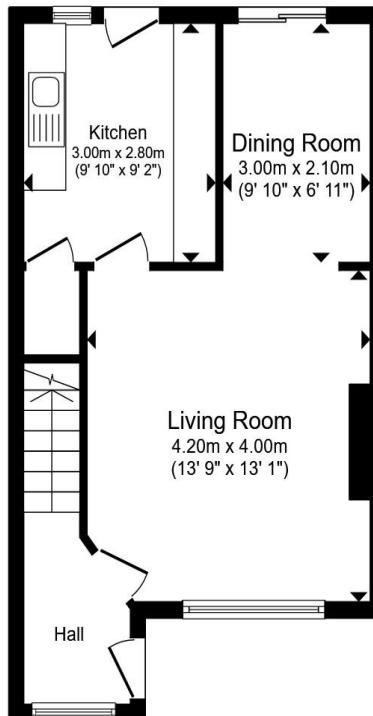
- Mid- Terraced House
- Well Proportioned Accommodation
- Neatly Presented Throughout
- Living Room & Dining Area
- Modern Kitchen & Bathroom

Tenure: Freehold

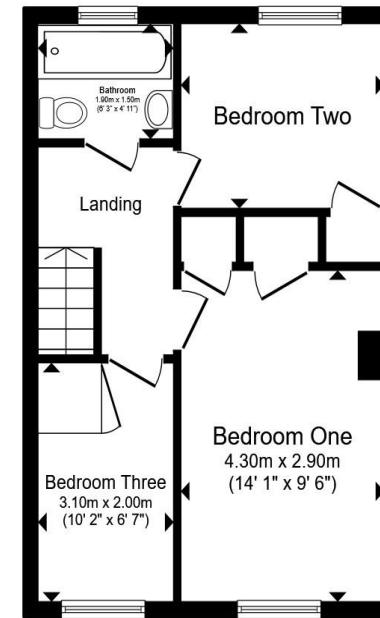
EPC Rating: C

Council Tax Band: B

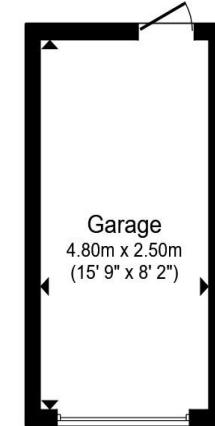
**£270,000**



**Ground Floor**



**First Floor**



**Garage**

Total floor area 87.6 m<sup>2</sup> (943 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
ELY107064 - 0004

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