



Flat, 31 Cambridge Road, Ely, CB7 4HJ

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Flat, Cambridge Road, Ely, Cambridgeshire CB7 4HJ

A first floor two bedroom apartment with views over to the Cathedral. This property is located in a small cul-de-sac approximately 6 minutes walk to Ely High Street. No upward chain - Cash buyers only.

- Entrance Lobby
- Entrance Hall
- Dual Aspect Living Room with Views of Ely Cathedral
- Kitchen
- Two Bedrooms
- Bathroom
- Electric Heating
- Two Reserved Parking Spaces
- No Upward Chain

Guide Price: £155,000



ENTRANCE LOBBY with electric storage heater, staircase rising to first floor.

ENTRANCE HALL with electric storage heater and airing cupboard.

DUAL ASPECT LIVING ROOM 22'7" x 10'9" (6.88 m x 3.28 m) with double glazed windows with views towards Ely Cathedral, two electric storage heaters.

KITCHEN 10'5" x 8'5" (3.17 m x 2.57 m) Fitted with a range of base units with worktops above and matching wall mounted cupboards, inset 1 & 1/2 bowl single drainer stainless steel sink unit, four ring electric hob and built in electric oven. Extractor, space for washing machine, Velux window and wall mounted electric heater.

BEDROOM ONE 11'7" x 8'11" (3.53 m x 2.72 m) with double glazed window having views towards Ely Cathedral. Built in wardrobe cupboard with sliding doors, hanging rail and shelving. Electric panel radiator.

BEDROOM TWO 11'8" x 8'2" (3.56 m x 2.49 m) with double glazed window, electric storage heater.

BATHROOM Comprising panel enclosed bath with electric shower over, pedestal wash hand basin and low level WC. Velux window and electric wall mounted heater.

EXTERIOR Communal gardens. Two reserved parking spaces.

AGENTS NOTE Leasehold property with absent landlord. 65 years remaining on original 99 year lease. Suitable for cash buyers only.

Tenure The property is Leasehold

Council Tax Band B

EPC D (65/70)

Viewing By Arrangement with Pocock & Shaw
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.