



**Main Street, Prickwillow, Ely, Cambridgeshire
CB7 4UN**

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Main Street, Prickwillow, Ely, Cambridgeshire, CB7 4UN

An extended three bedroom semi-detached property situated approximately 3 miles from Ely City centre boasting a generous plot backing onto open farmland.

- Lounge & Kitchen/Diner
- Utility/Cloakroom
- Three Bedrooms
- Family Bathroom
- Ample Driveway Parking
- Rear Enclosed Garden
- Views onto Open Countryside
- Village Location

Guide Price: £250,000



PRICKWILLOW is a small village situated about 3 miles from Ely adjacent to the River Lark.

GROUND FLOOR

KITCHEN/DINER 24'8" x 10'3" (7.52 m x 3.12 m)

Kitchen/Diner 24' 8" x 10' 3" (7.52m x 3.12m)

UTILITY ROOM/CLOAKROOM

LOUNGE 21'0" x 12'3" (6.40 m x 3.73 m)

FIRST FLOOR LANDING

BEDROOM ONE 12'8" x 11'5" (3.86 m x 3.48 m)

BEDROOM TWO 10'3" x 6'9" (3.12 m x 2.06 m)

BEDROOM THREE 7'0" x 6'0" (2.13 m x 1.83 m)

FAMILY BATHROOM Bath with shower over, low level WC, wash hand basin and heated towel rail.

EXTERIOR To the front of the property you will find a gravel driveway providing ample off road parking. Gated access leads to the rear of the property which is predominantly laid to lawn and backs onto open countryside.

Tenure The property is Freehold

Council Tax Band B

EPC E (46/76)

Viewing By Arrangement with Pocock & Shaw
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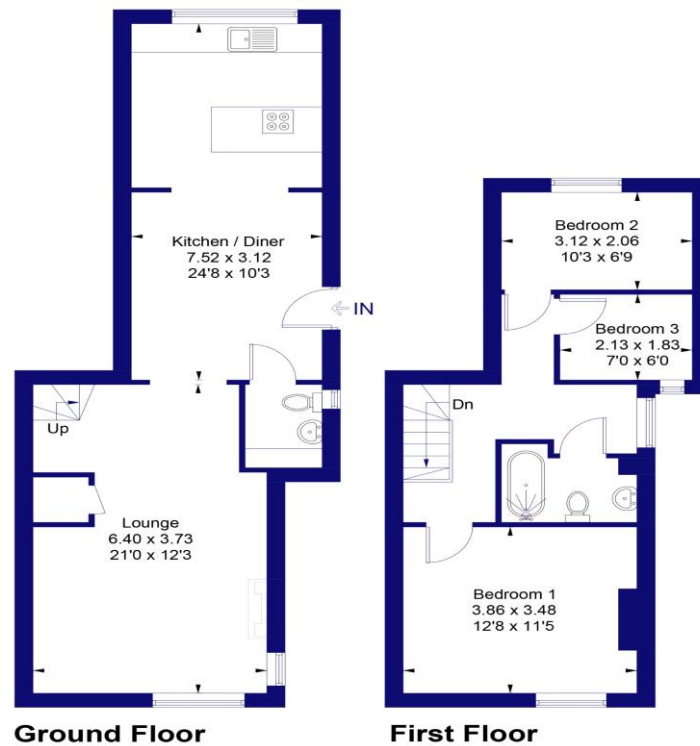
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19 Main Street Prickwillow

Approximate Gross Internal Area
87.1 sq m / 937 sq ft



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.