Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk

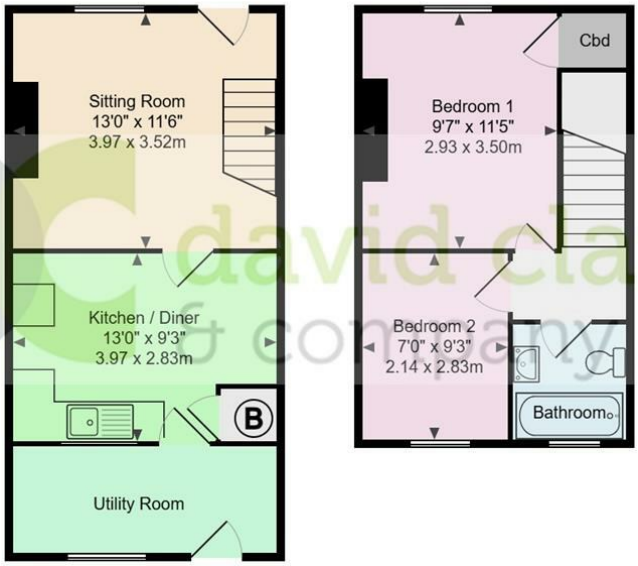
david clark & company



20 St. Johns Road, Ely, CB6 3BB
Price Guide £260,000



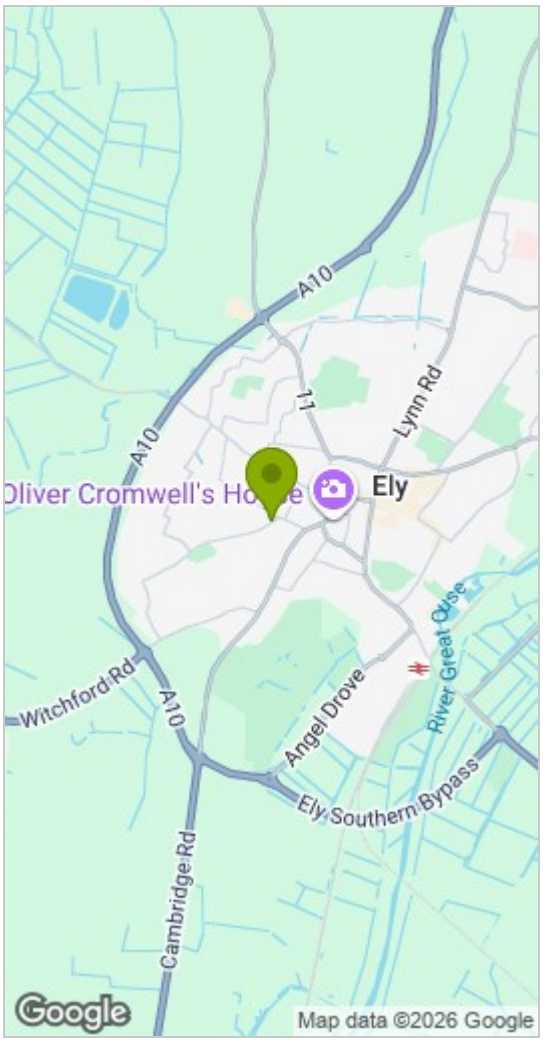




david clark & company

Total Area: 619 ft² ... 57.5 m²

All measurements are approximate and for display purposes only



- **Two-bedroom property**
- **Kitchen/diner**
- **First-floor family bathroom**
- **Approximately 619 sq ft of accommodation**
- **Excellent opportunity for first-time buyers or investors**
- **Comfortable sitting room**
- **Separate utility room**
- **Additional built-in storage**
- **Some updating and modernisation required to add value.**
- **Convenient location within Ely**



Two-bedroom home with utility room and excellent potential, conveniently situated within the popular cathedral city of Ely.
This two-bedroom property presents an excellent opportunity for first-time buyers, investors or those looking for a home they can gradually update and personalise.
Having been occupied by tenants for approximately 12 years, the property would now benefit from some general updating and modernisation. However, it offers a practical layout, well-proportioned accommodation and plenty of scope for a new owner to make it their own.
The ground floor comprises a comfortable sitting room, a separate kitchen/diner and the added benefit of a useful utility room, providing additional space for appliances and household storage.
To the first floor are two bedrooms, together with a family bathroom and an additional built-in storage cupboard. Outside, the property benefits from its convenient position within St John Road, making it well placed for enjoying everything Ely has to offer.
Ely is a historic and highly regarded cathedral city, offering an excellent range of independent shops, cafés, restaurants and everyday amenities. The city also benefits from a mainline railway station providing convenient connections to Cambridge and London, together with well-regarded schools and attractive riverside walks. An ideal opportunity for buyers looking to get onto the property ladder or investors seeking a property with scope to add value. An early viewing is recommended.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk | clarkhomes.co.uk