



31 Elderberry Close, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£425,000

31 Elderberry Close

Ely

A well presented 3-storey end terrace property situated on a corner plot.

Accommodation comprises entrance hall, cloakroom, kitchen/dining room, separate lounge, 3 double bedrooms (2 ensuite) and bathroom, together with a slightly larger than average rear garden, driveway and garage.

The property is situated just a short walk from the Isle of Ely School, whilst also being convenient for Ely College and the City centre.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Spacious 3-Storey End Terrace
- 3 Double Bedrooms & 3 Bathrooms (2 Ensuite)
- Kitchen/Dining Room
- Separate Lounge
- Corner Plot with Well Maintained Rear Garden
- Driveway & Garage
- Close to Isle of Ely School & Ely College
- Convenient for Access to the City Centre
- Well Presented Throughout
- Viewing Recommended



ENTRANCE HALL

With door to front aspect, stairs to first floor with under stairs storage cupboard, radiator.

CLOAKROOM

With pedestal wash basin, low level WC, radiator.

KITCHEN/DINING ROOM

With double glazed window and French doors onto rear garden, sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in Neff electric double oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, cupboard housing the gas fired boiler, radiator.

LOUNGE

With double glazed windows to front and side aspects, 2 radiators.

FIRST FLOOR LANDING

With stairs to second floor, airing cupboard, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, double glazed window to rear aspect, radiator.

BEDROOM 2

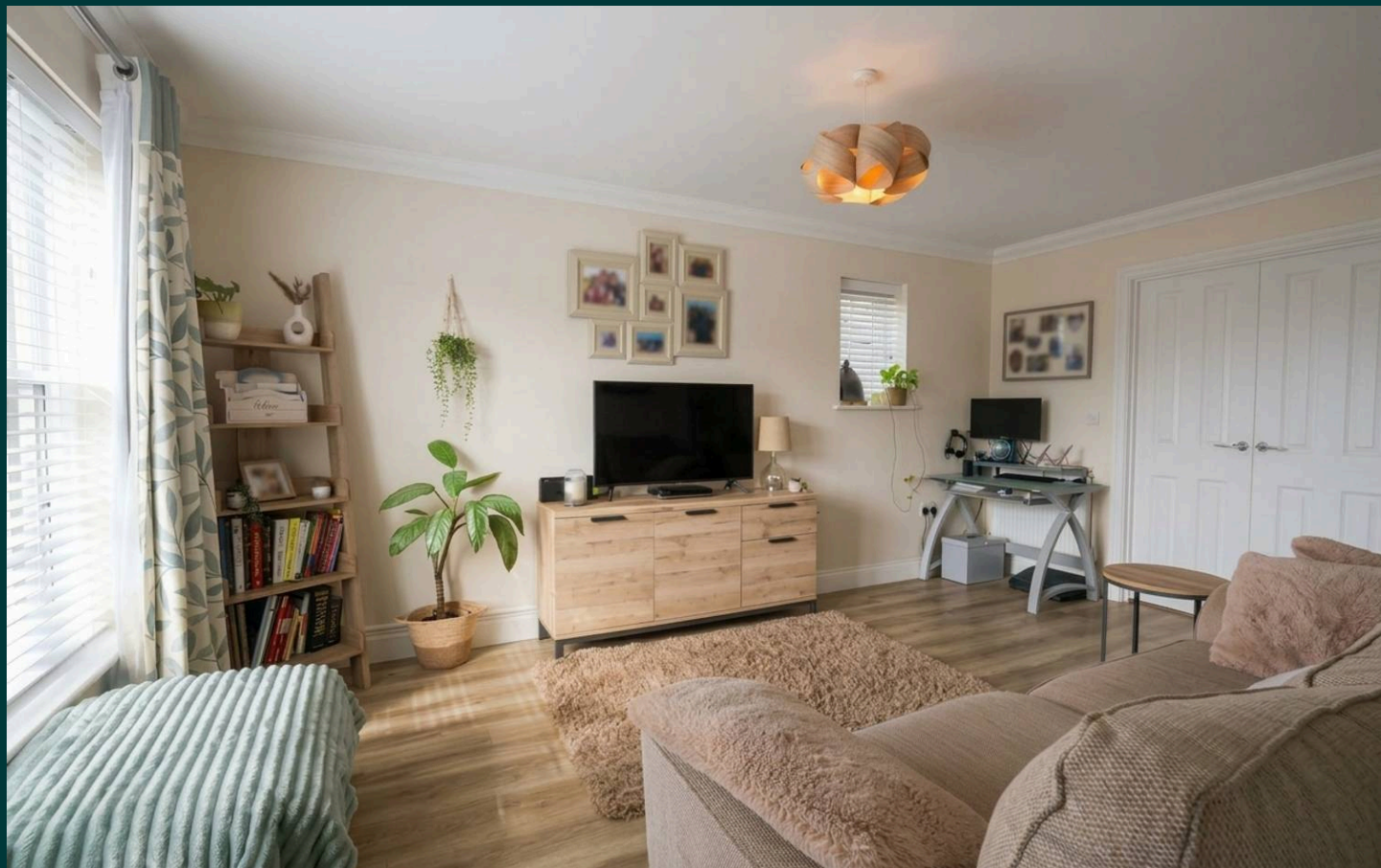
With double glazed window to front aspect, double wardrobe, radiator.

ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, double glazed window to side aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.



SECOND FLOOR LANDING

BEDROOM 1

With double glazed window to front aspect and Velux to rear, access to loft, eaves storage cupboard, 2 radiators.

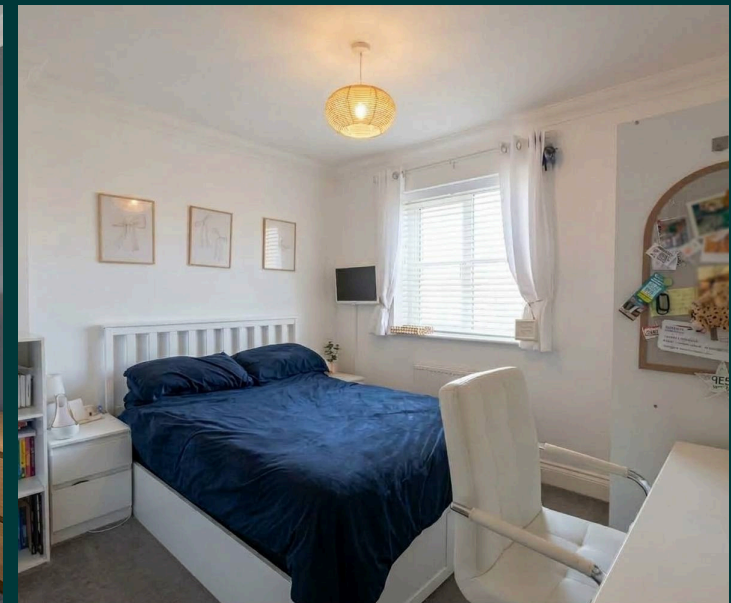
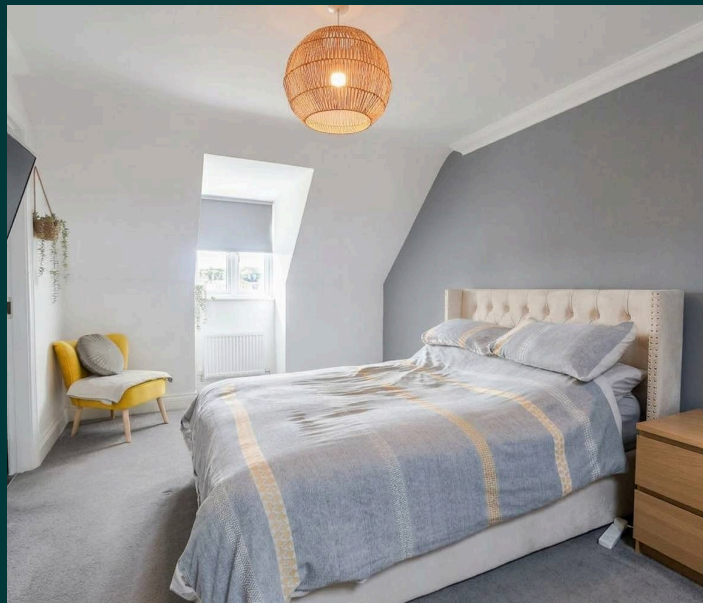
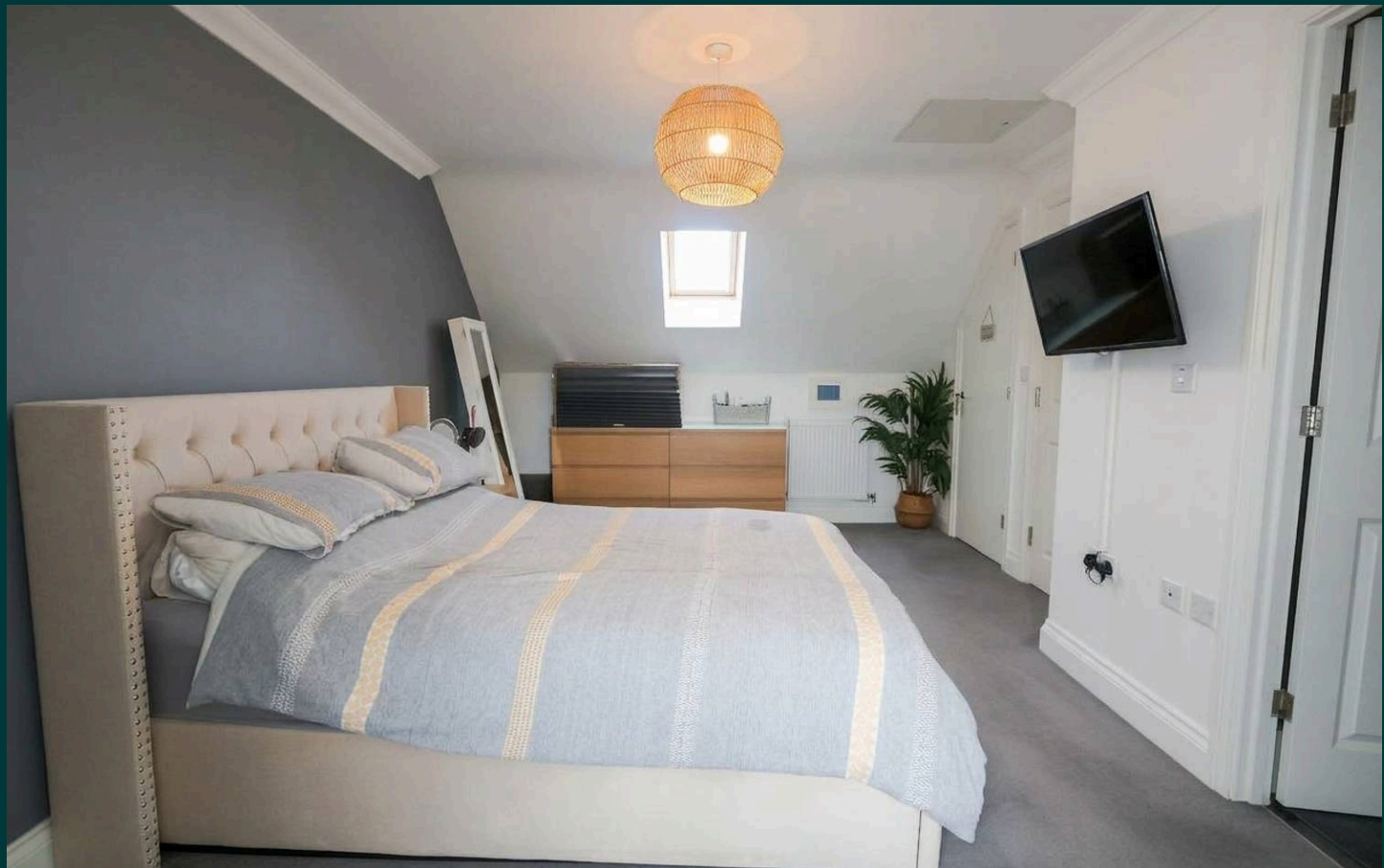
ENSUITE

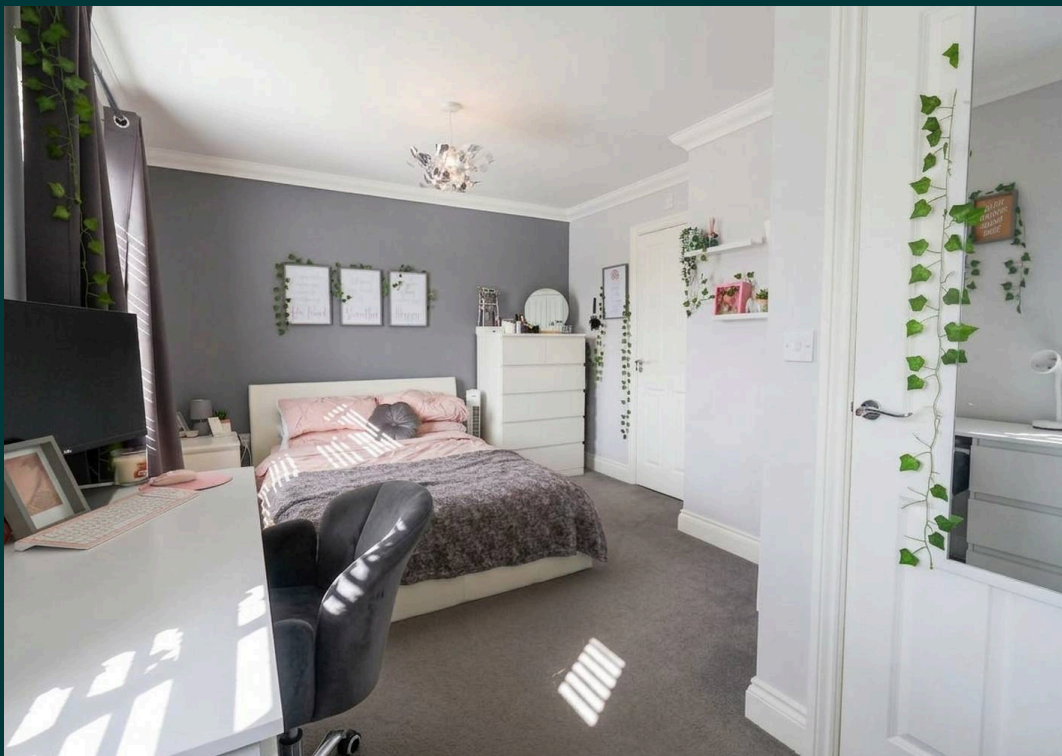
With shower cubicle, low level WC, pedestal hand wash basin, radiator.

OUTSIDE

The property is situated on a corner plot with a slightly wider than average garden comprising planting to the front and an enclosed lawned garden to the rear with extended patio which continues around to the side. There is also an outside electric point.

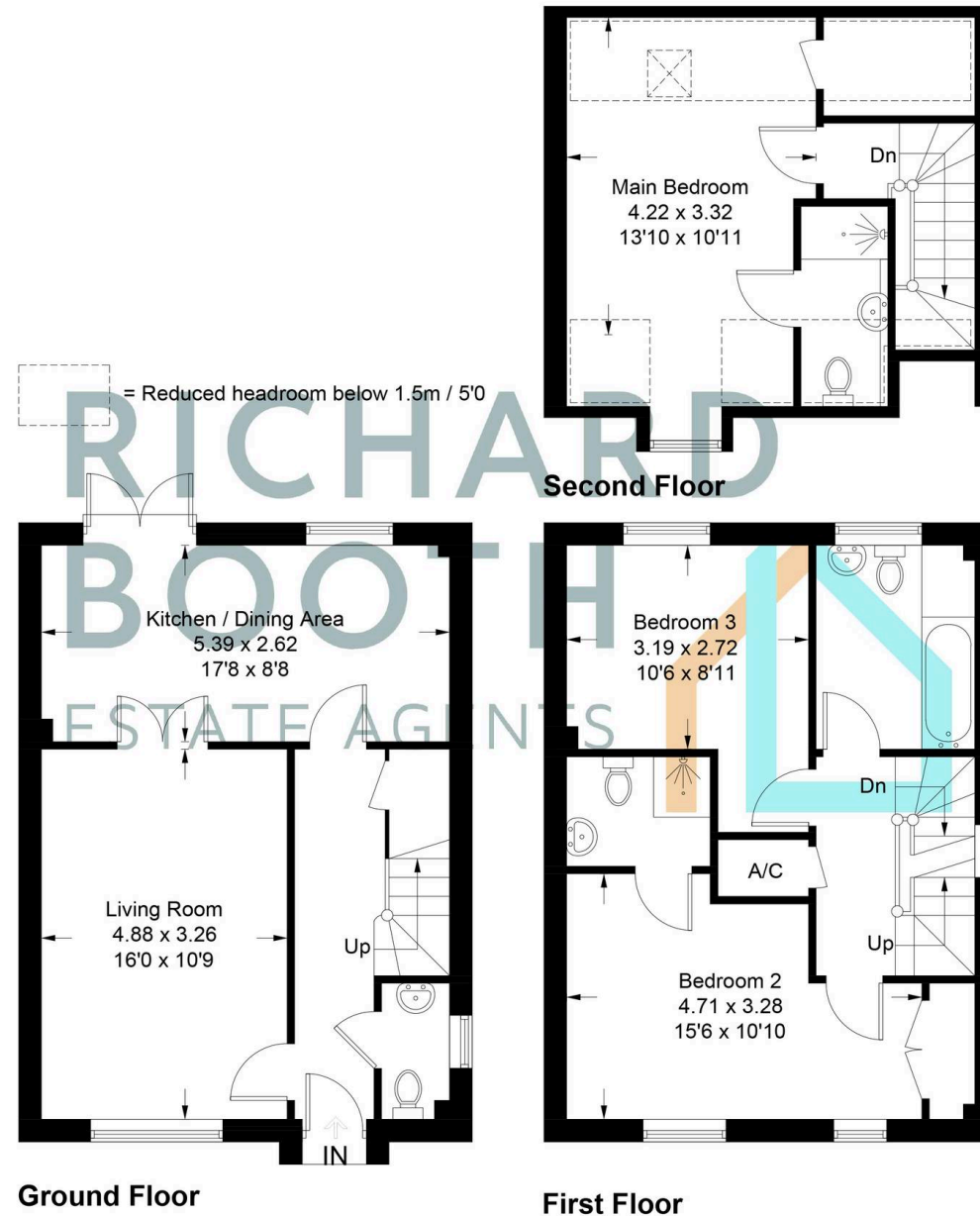
To the side of the house there is a driveway leading to a single garage with metal up and over door and power and light connected.







Approximate Gross Internal Area
 Ground Floor = 41.4 sq m / 446 sq ft
 First Floor = 41.0 sq m / 441 sq ft
 Second Floor = 27.4 sq m / 295 sq ft
 Total = 109.8 sq m / 1182 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1336319)



Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

