



82a Dunstan Street, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS



£325,000

82a Dunstan Street

Ely

A modern end of terrace property situated within a small development of just 6 houses located within walking distance of the City Centre.

Accommodation comprises entrance hall, cloakroom, spacious 'L' shaped lounge/dining room, kitchen, 3 bedrooms (1 ensuite) and bathroom. Outside there are 2 allocated parking spaces and a rear garden which contains an excellent insulated cabin which measures approximately 20' x 8' and comprises an office with electricity and heating and an adjoining store.

The property has the benefit of gas central heating and double glazing and would make an ideal first time purchase.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern End of Terrace
- Small Development of Just 6 Properties
- Walking Distance of the City Centre & Close to a Park
- 3 Bedrooms (1 Ensuite)
- Spacious Lounge/Dining Room
- Rear Garden with Insulated Cabin Providing Home Office
- 2 Allocated Parking Spaces
- Gas Central Heating
- Ideal First Time Purchase



ENTRANCE HALL

With door to front aspect, stairs to first floor, radiator.

CLOAKROOM

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

KITCHEN

With double glazed window to front aspect, fitted with a range of matching wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, built-in electric oven, gas hob and extractor hood, dishwasher, washing machine and fridge/freezer, cupboard housing the gas central heating boiler.

LOUNGE/DINING ROOM

With double glazed window and French doors onto rear garden, television point, 2 radiators.

FIRST FLOOR LANDING

With access to loft, double airing cupboard with hot water cylinder and further built-in storage cupboard.

BEDROOM 1

With double glazed window to front aspect, fitted wardrobes, drawers and dressing table, radiator.

ENSUITE

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

BEDROOM 2

With double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BATHROOM

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



OUTSIDE

Running alongside the house there is gated pedestrian access leading into the rear garden which is mainly laid to lawn, together with a paved patio.

The garden has the advantage of housing a timber built cabin which measures in total 20' x 8' and is divided into an office and adjoining store. The building is insulated and the office measures 14' x 8' and has electricity connected and an electric radiator. The adjoining store measures 6' x 8'.

The property has 2 allocated parking spaces

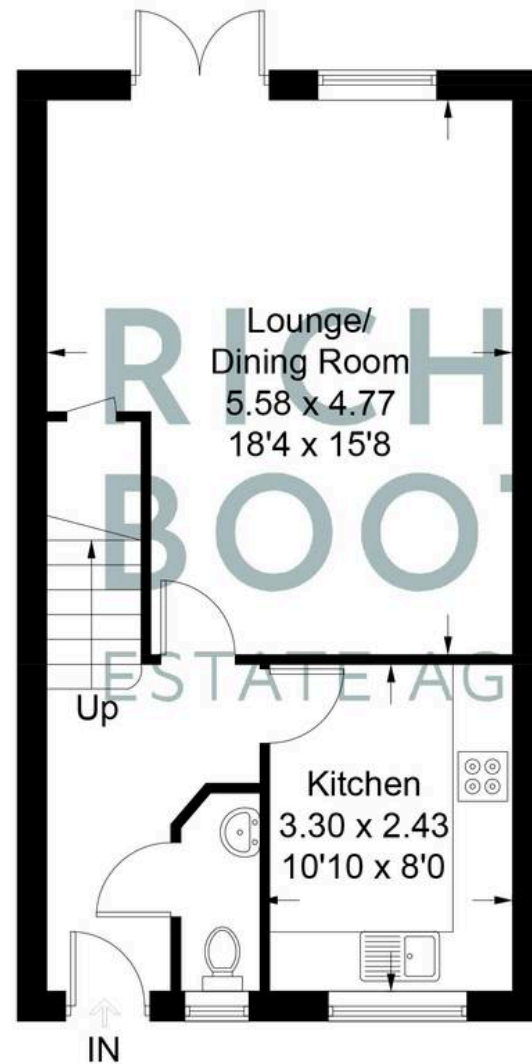




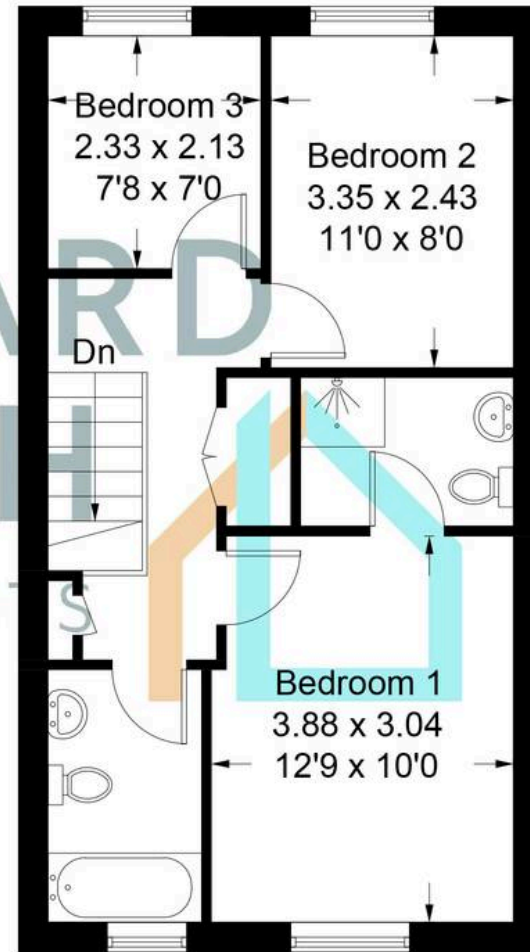




Approximate Gross Internal Area = 85.5 sq m / 920.6 sq ft



Ground Floor



First Floor

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. (ID1341721)



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