

36 Prickwillow Road, Ely

Ely

RICHARD BOOTH
ESTATE AGENTS

£640,000

36 Prickwillow Road

Ely

This fine Edwardian semi-detached house enjoys a central city location, combining convenient access to everyday amenities and the railway station with generous accommodation and a substantial rear garden.

The accommodation includes a lounge and a separate family room, whilst a superb kitchen, dining and living area offers a setting for everyday life and entertaining, complemented by a utility room and a cloakroom. Upstairs, there are three double bedrooms, one of which benefits from an en suite, together with a further room ideally suited for use as a study or nursery. This additional room offers flexibility for those working from home or seeking space for a young family. Outside there is a garden measuring just over 100ft with there being a garage and parking beyond.

With its Edwardian character, versatile layout and central setting, this home will appeal to buyers looking for excellent space inside and out, together with the convenience of all the facilities offered by the city centre. Supermarkets and the High Street are close by, whilst the country park and river are also conveniently located.

The property is offered for sale with a short onward chain and viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



36 Prickwillow Road

Ely

- Edwardian Semi-Detached
- Central City Location
- Close to Supermarkets & High Street, Walking Distance to Station, Convenient for Country Park & River
- 3 Double Bedrooms (1 En-Suite)
- First Floor Study/Nursery
- Lounge & Family Room
- Superb Kitchen/Dining/Living Area
- Utility & Cloakroom
- Approx. 100 ft Rear Garden, Garage & Parking
- Short Onward Chain



ENTRANCE PORCH
With door opening into the main entrance hallway.

ENTRANCE HALL
With timber flooring, radiator, stairs leading to the first floor with under stairs storage cupboard and storage space, Google Nest thermostat.

LOUNGE
With feature bay window to front aspect, Victorian style fireplace with fitted gas fire with granite hearth, timber flooring, radiator.

FAMILY ROOM
With wood burning stove, granite hearth, timber flooring, fitted shelving. Opening through to:

SIDE LOBBY
With Velux rooflight and double glazed door leading to the side aspect and rear garden.

CLOAKROOM
With low level WC, hand basin, double glazed window to side aspect, radiator.

KITCHEN/DINING/FAMILY ROOM
With butler sink with mixer taps, fitted with a range of matching units and complimentary granite work surfaces including base units, wall mounted units and drawers, plumbing for dishwasher, extractor fan, double glazed French doors leading through to the rear garden, Karndean flooring, radiator.

UTILITY ROOM
With base units, tiled work surfaces, Velux roof light, radiator, Vaillant boiler supplying the gas fired central heating system.

FIRST FLOOR LANDING
With fitted storage cupboards, access to loft space.

BEDROOM 1
With feature bay window to front aspect, timber flooring, Victorian style fireplace, radiator.











BEDROOM 2
With large double glazed window to rear aspect giving an attractive view of the garden, Victorian style fireplace, radiator.

ENSUITE
With modern suite comprising pedestal hand basin, low level WC, tiled shower cubicle with fitted shower, wall mounted mirror, tiled floor, heated towel rail.

BEDROOM 3
With Victorian style fireplace, timber flooring, radiator.

STUDY/NURSERY
With timber flooring, radiator.

BATHROOM
With suite comprising roll-top bath with mixer taps, shower screen and rain head shower, built-in low level WC and vanity unit with storage units beneath and further wall mounted storage cupboard, tiled floor, radiator.

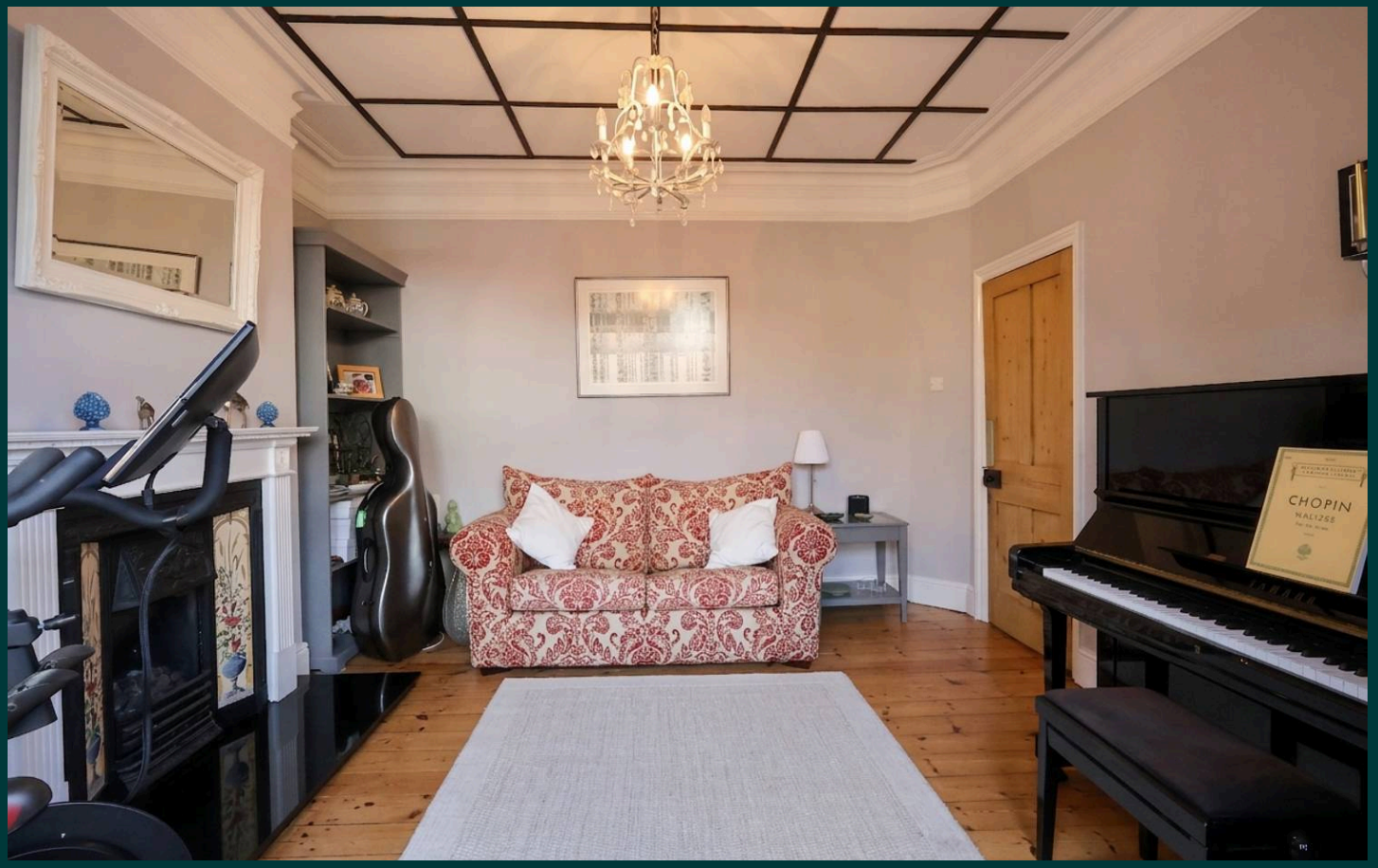
OUTSIDE

To the front of the property there is a walled and wrought iron fenced boundary. Wrought iron gated access leads to a terracotta and black tiled pathway leading to the front door.

Gated side access leads into the rear garden which has a paved patio area and is predominantly lawned with a good selection of shrubs and plants, together with a garden shed.

The garden is in excess of 100' in length.

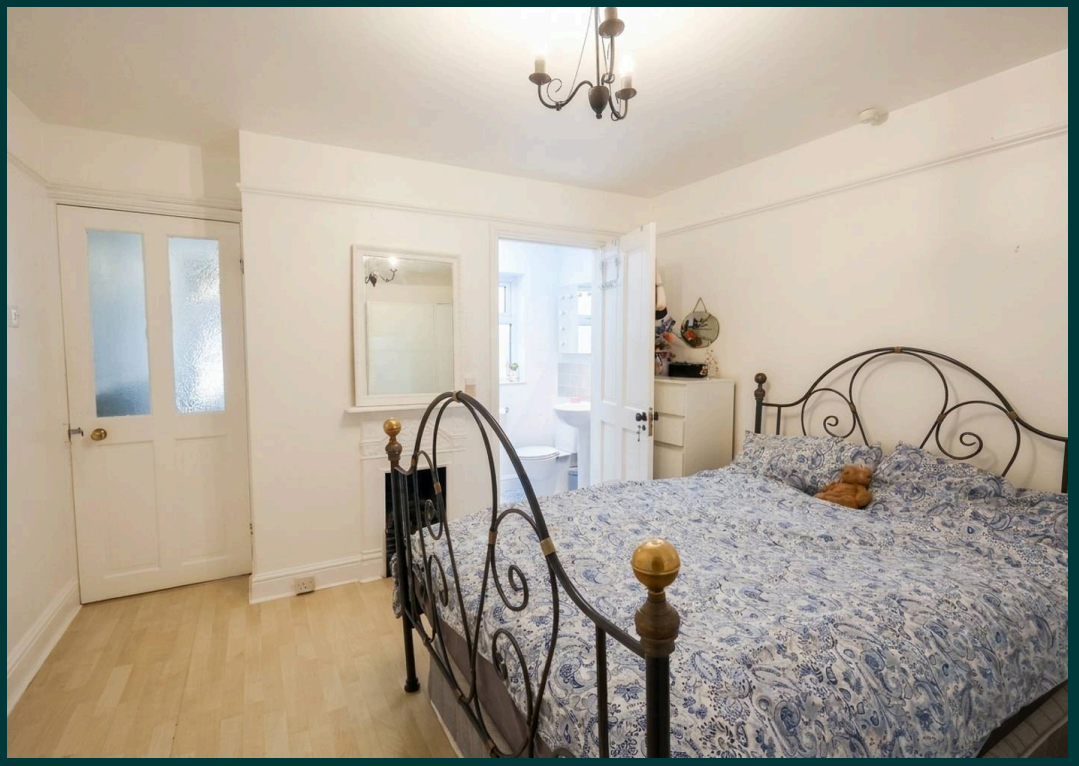
To the rear of the garden is the garage being approximately 16' x 12' with metal up and over door and personnel door. There is a further parking area to the front of the garage. Gated access from the rear of the garden leads round to the front of the garage.





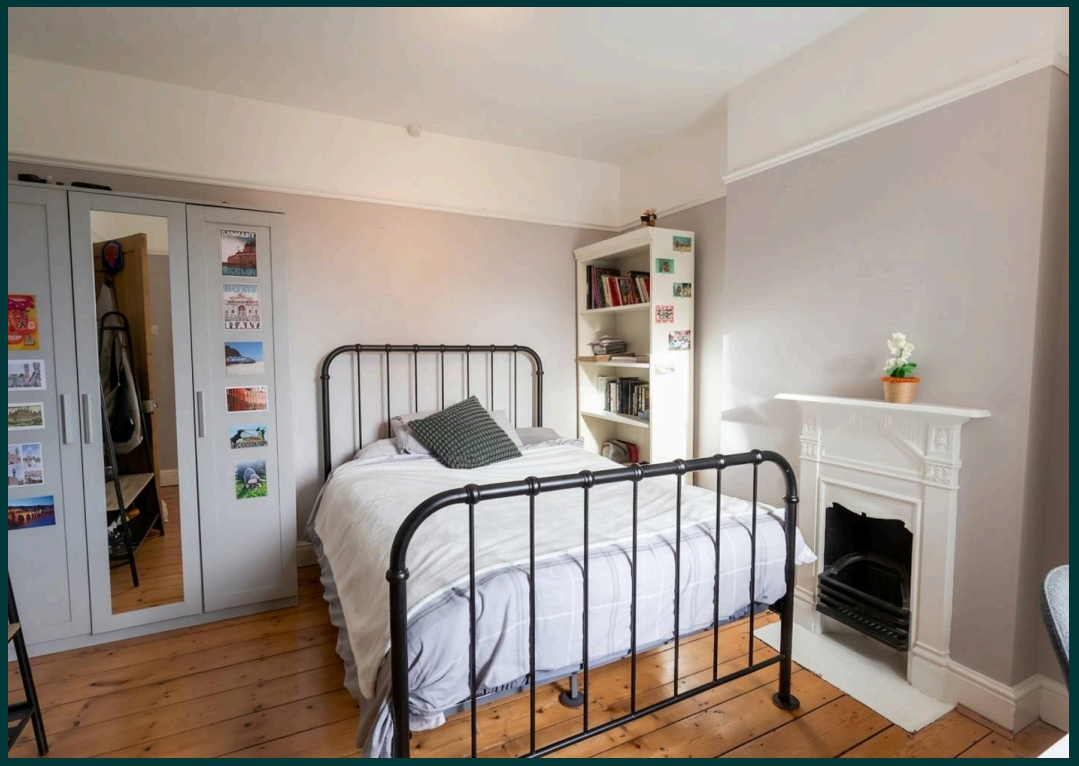












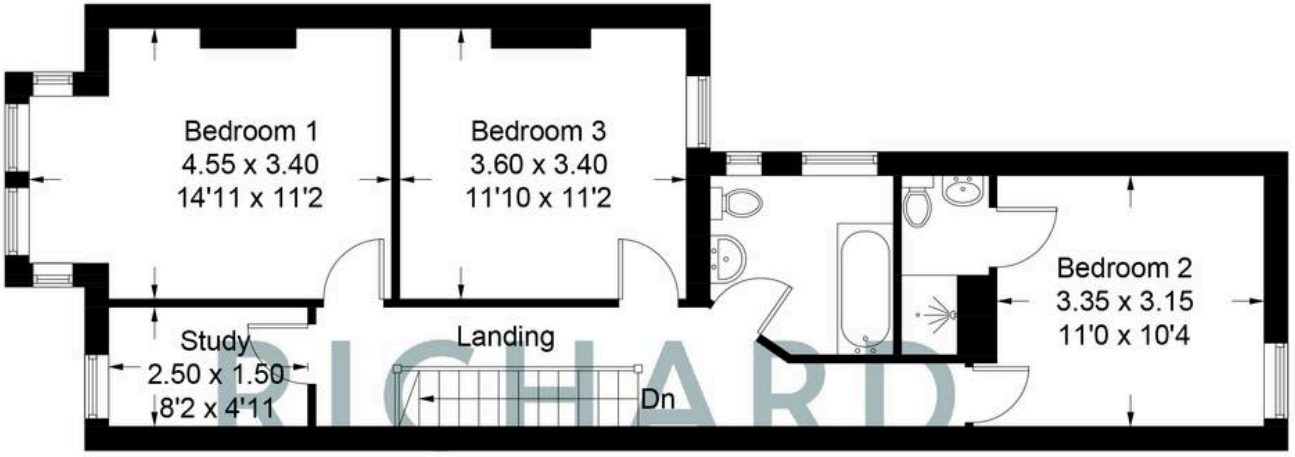




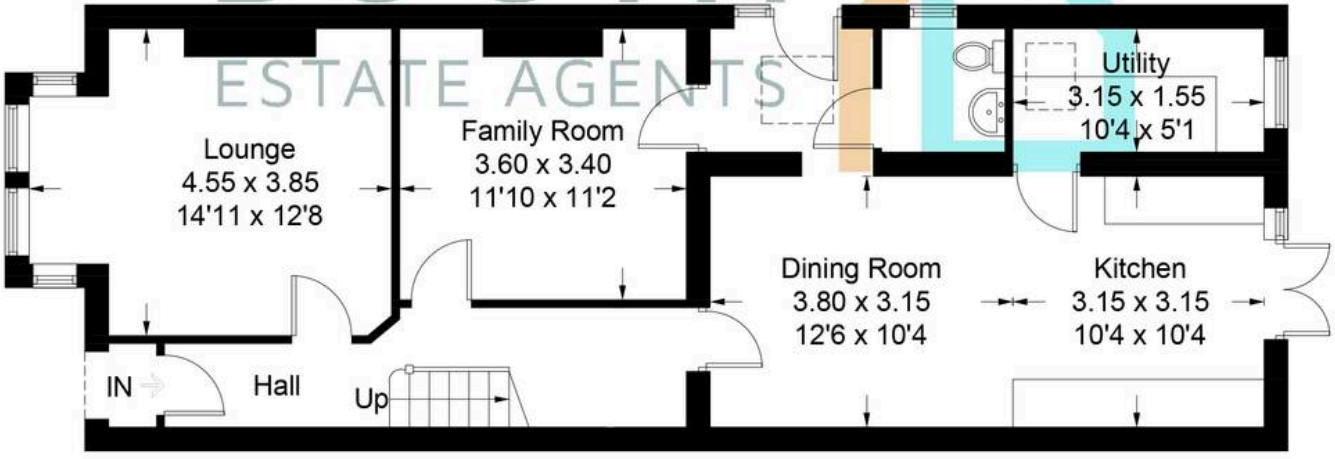








First Floor



Ground 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.(ID1350598)



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.

The Property Ombudsman