



235 Beresford Road, Ely

RICHARD
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ESTATE AGENTS 

£395,000

235 Beresford Road

Ely

A modern 3-storey semi detached house situated in a pleasant tucked-away location overlooking a green and close to St John's School.

Comprises entrance hall, cloakroom, utility, garden room, ground floor bedroom/study, first floor lounge, dining room leading into kitchen, family bathroom and 3 bedrooms with 1 having a refitted ensuite.

Outside there is an attractive garden and driveway leading to a garage which has been converted to form an additional room.

The property is offered for sale with no upward chain and to fully appreciate the versatile accommodation a viewing is recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 3-Storey Semi Detached House
- Secluded Tucked-Away Location Overlooking a Green
- Close to St John's Primary School
- 3/4 Bedrooms
- Bedroom 1 with Refitted Ensuite
- Ground Floor Bedroom/Study & Garden Room
- Converted Garage & Driveway
- No Upward Chain



ENTRANCE HALL

With door to front aspect, stairs to first floor, 2 radiators.

CLOAKROOM

Refitted with vanity unit with wash basin, low level WC, heated towel rail.

UTILITY

With stainless steel sink unit and drainer, base level storage units and worktops, plumbing for washing machine.

GARDEN ROOM

With French doors to garden, radiator.

BEDROOM 4 / STUDY

With double glazed window to rear, radiator.

FIRST FLOOR LANDING

With stairs to second floor, radiator.

LOUNGE

With 2 double glazed windows to front overlooking the green, television point, 2 radiators.

DINING ROOM

With double glazed window to rear aspect, radiator. Opening to...

KITCHEN

With double glazed window to rear, fitted with a range of matching wall and base level storage units, worksurfaces and drawers, sink unit and drainer, electric double oven, gas hob and extractor hood, wall mounted gas boiler.



SECOND FLOOR LANDING

With airing cupboard, access to loft with pull-down ladder.

BEDROOM 1

With 2 double glazed windows to rear, built-in double wardrobe, radiator.

ENSUITE

Refitted with built-in vanity unit and wash basin, together with low level WC, shower cubicle, heated towel rail.

BEDROOM 2

With double glazed window to front looking towards the green, radiator.

BEDROOM 3

With double glazed window to front looking towards the green, radiator.

BATHROOM

With low level WC, vanity unit with wash basin, panelled bath, radiator.

OUTSIDE

The property has a pleasant rear garden which is enclosed by fencing and screened by mature trees. Adjoining the house there is an extended patio with timber built pergola. The patio leads onto a lawn which is bordered by established beds. A path leads alongside the property and via a gate out to the front.

The property has an integral garage which has been converted to form another room, however, could be reinstated as a garage. To the front there is a driveway providing ample parking.

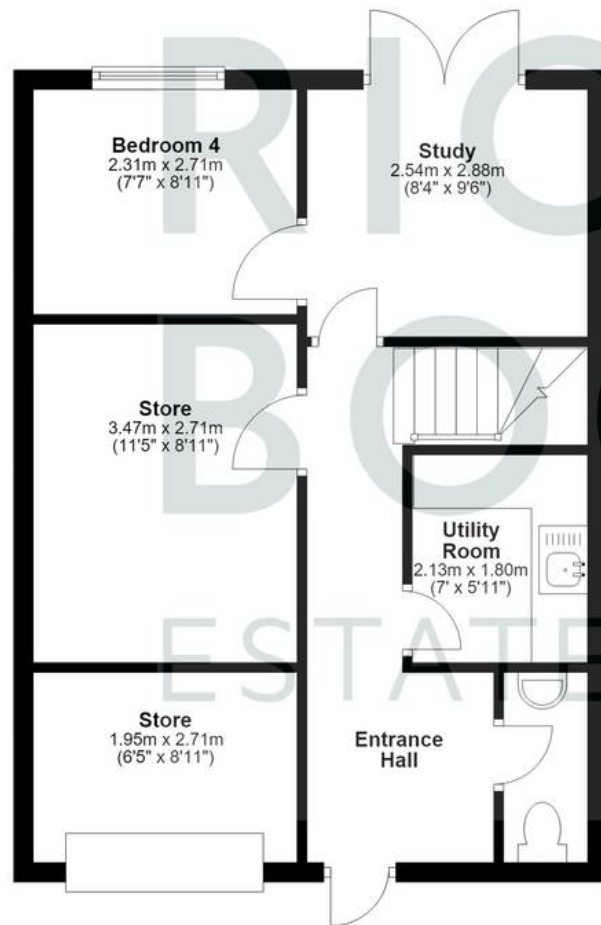






Ground Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



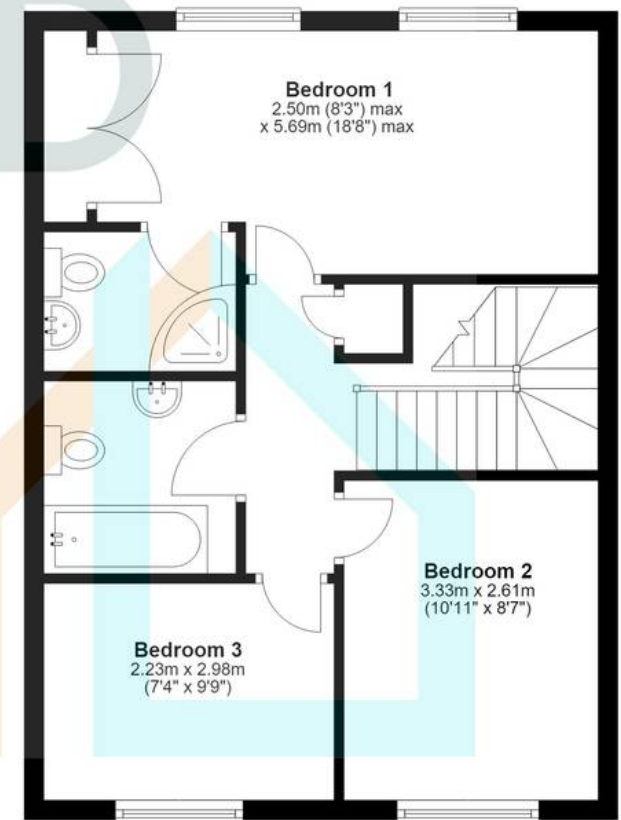
First Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



Second Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



Total area: approx. 135.3 sq. metres (1456.2 sq. feet)



Richard Booth Estate Agents

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