



32 John Amner Close, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS



£365,000

32 John Amner Close

Ely

Situated in a highly regarded location close to the city centre this semi detached house comprises entrance hall, cloakroom, modern kitchen, lounge/dining room, conservatory, three bedrooms and bathroom. Outside there is a driveway, garage and rear garden. Benefits include gas central heating and there is no upward chain.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Established Semi Detached House
- Popular Location Close To City Centre
- No Upward Chain
- 3 Bedrooms
- Modern Kitchen
- Lounge & Conservatory
- Driveway & Garage



Entrance Hall

With door to front, stairs to first floor with understairs cupboard, radiator.

Cloakroom

With low level WC, wash basin, radiator.

Kitchen

With double glazed window to front, fitted with a range of modern wall and base level units, drawers and worksurfaces, sink and drainer, space for cooker, extractor hood, plumbing for washing machine, wall mounted gas boiler, radiator.

Lounge/Diner

With television point, window and French doors to conservatory, radiator.

Conservatory

Of brick and UPVC construction with doors onto garden.

Landing

With access to loft, airing cupboard housing hot water cylinder.

Bedroom 1

With double glazed window to rear, built in wardrobe, radiator.

Bedroom 2

With double glazed window to front, built in wardrobe, radiator.

Bedroom 3

With double glazed window to rear, built in wardrobe, radiator.

Bathroom

With low level WC, wash basin, bath with shower above, double glazed window to front, heated towel rail.

Outside

To the front of the house is an open plan garden and bin store cupboard. To the rear there is an enclosed garden which is mainly laid to lawn.

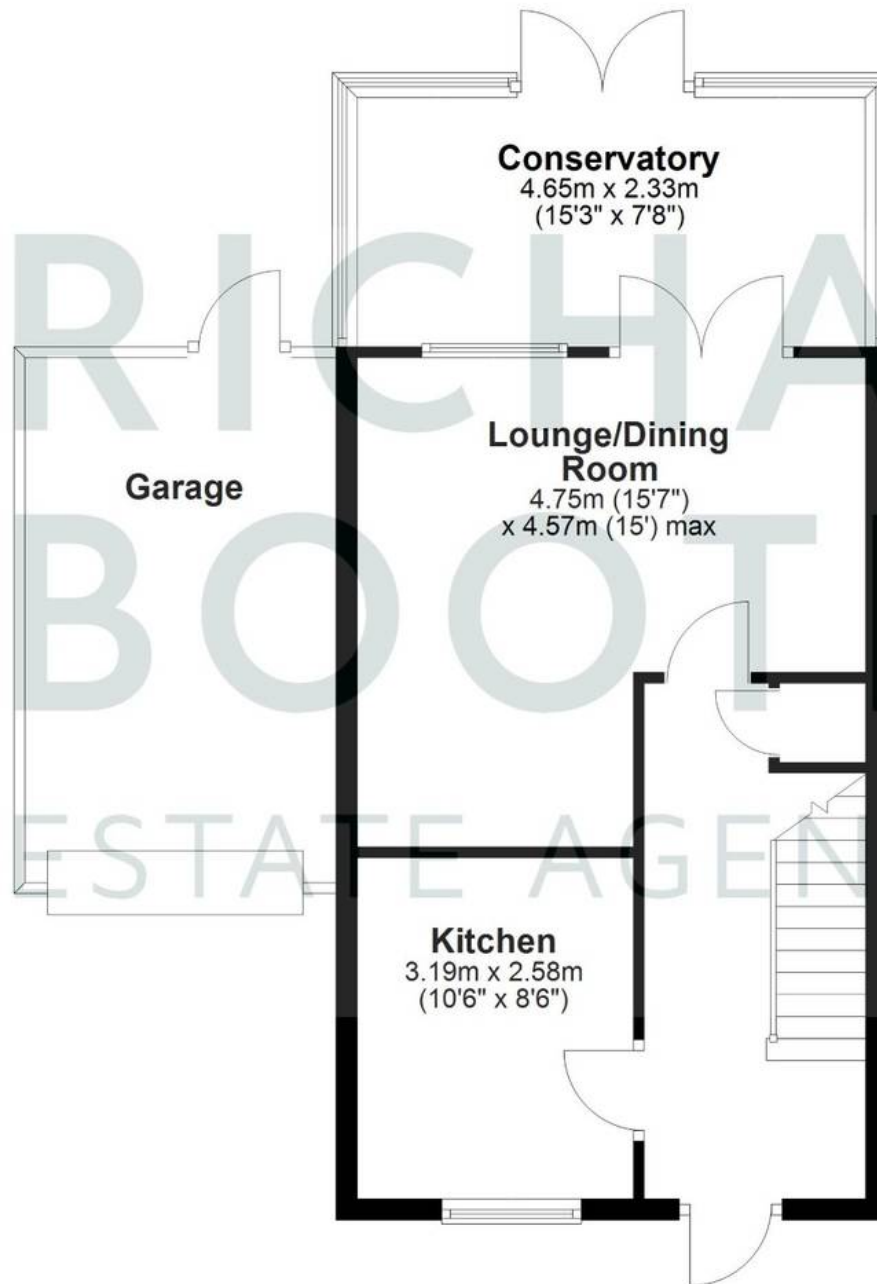
To the side of the property is a driveway leading to a single garage.





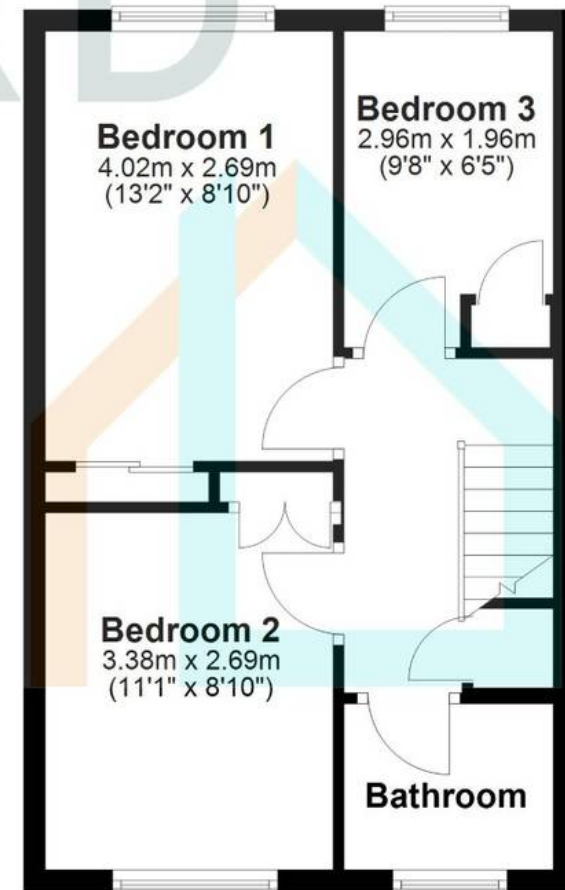
Ground Floor

Approx. 48.6 sq. metres (523.6 sq. feet)
(excluding Garage)



First Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



Total area: approx. 86.0 sq. metres (925.4 sq. feet)



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