



## Station Terrace, offers over £165,000

- Investment
- Council tax band - D
- EPC- D
- Two Double Bedrooms
- Close To Amenities
- Open Plan Lounge/Kitchen
- EPC Rating: D



 2  1  1



## About the property

A two double bedroom, end of terrace cottage located in Lower Ely. The property benefits from having a modern and large open plan kitchen/diner with plenty of windows, allowing the light to flood in. Sold with TENANTS IN SITU this property offers great investment potential.

## Accommodation

### Entrance

Upvc double glazed door to front. Stairs to first floor. Door to lounge.

### Lounge Area

21' 4" x 14' 9" ( 6.50m x 4.50m )

Three Upvc double glazed windows to side and one to rear. Carpet. Radiator. Open plan to kitchen area.

### Kitchen Area

11' 1" x 6' 9" ( 3.38m x 2.06m )



Upvc double glazed window to side. Wall and base units incorporating heat resistant work surfaces. Plumbed for a washing machine and space for a fridge freezer. Tiled splash backs and vinyl flooring.

### Bedroom One

11' 9" x 7' 5" ( 3.58m x 2.26m )

Upvc double glazed window to front. Radiator. Carpet.

### Bedroom Two

12' 7" x 7' 7" ( 3.84m x 2.31m )

Upvc double glazed window to front. Radiator. Carpet.

### Landing

Upvc double glazed window to rear. Carpet.

### Bathroom

Upvc double glazed frosted window to rear. Shower cubicle

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## Floorplan



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