



High Barns, Ely CB7 4RH

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High Barns, Ely, Cambridgeshire CB7 4RH

A charming four bedroom, non-standard construction, mid terrace house. No upward chain – cash buyers only.

- Entrance Hall
- Fitted Kitchen
- Sitting / Dining Room
- Four Bedrooms
- Family Bathroom
- Gas Central Heating & Double Glazing
- Rear Enclosed Garden & Outhouses
- Off Road Parking
- Central City Location
- Non Standard Construction - Cash Buyers Only

Guide Price: £180,000



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL With door to front aspect, staircase rising to first floor with storage cupboard under housing meters, radiator.

KITCHEN 12'6" x 9'10" (3.80 m x 3.00 m) with double glazed window to rear, door leading to garden. Fitted with a matching range of wall and base units with work surfaces over, inset stainless steel sink unit with mixer tap and tiles splashbacks. Inset five ring gas hob with overhead extractor fan, integrated oven and grill, integrated fridge/freezer, dishwasher and washing machine. Tiled flooring.

SITTING/DINING ROOM 20'0" x 10'10" (6.10 m x 3.30 m) Dual aspect with double glazed window to front aspect and double glazed sliding patio doors opening to rear garden. Two radiators, inset gas fire (not tested).

FIRST FLOOR LANDING With access to loft, airing cupboard housing water cylinder.

BEDROOM ONE 15'1" x 8'10" (4.60 m x 2.70 m) with two double glazed windows to front aspect. Radiator.

BEDROOM TWO 10'10" x 9'2" (3.30 m x 2.80 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 7'10" x 7'10" (2.40 m x 2.40 m) with double glazed window to rear aspect. Radiator, built-in wardrobe.

BEDROOM FOUR 7'3" x 6'7" (2.20 m x 2.00 m) with double glazed window to front aspect. Built-in wardrobe, radiator.

FAMILY BATHROOM With two double glazed windows to rear aspect. Fitted with a three piece suite comprising panel enclosed bath and over head shower, low level WC and wash hand basin with mixer tap. Tiled splashback surrounds and tiled flooring. Heated towel rail.

EXTERIOR To the front of the property there are wooden gates and pathway leading to the front door with an adjacent concrete area providing off road parking. Shared side passageway gives pedestrian access to the rear garden.

The rear garden is enclosed by wood fence panels which is predominantly laid to lawn with timber shed to rear measuring 9' 9" x 6' 0" (2.99m x 1.84m).
Outhouse measuring 14' 7" x 4' 5" (4.47m x 1.37m) with windows to side and electric points. Second outhouse measuring 4' 9" x 2' 7" (1.45m x 0.79m)

AGENTS NOTE Please note that we believe the property is of non-standard construction. We understand that the form of construction may affect the availability of mortgage finance and insurance. Prospective purchasers are therefore advised to make their own enquiries with their lender and other professional advisers regarding the suitability of the property for their individual requirements before incurring any costs.

Tenure The property is Freehold

Council Tax Band A **EPC** E (48/69)

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Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 84.7 sq. metres (912.2 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.