



91 St. Johns Road, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£495,000

91 St. Johns Road

Ely, Ely

A non estate 4 bed detached house in a superb plot offering scope for extension (subject to planning) and close to St Johns School.

Comprises entrance porch, hallway, cloakroom, spacious lounge, separate dining room, conservatory, modern kitchen, utility, 4 bedrooms and bathroom. Outside is the large, wrap around plot with well maintained gardens, extensive parking and a double garage.

The property has the benefit of UPVC double glazing, gas central heating and is immaculately presented throughout.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Non Estate Detached House
- Superb Wrap Around Plot Offering Scope For Extending (Subject To Planning)
- 4 Bedrooms
- Lounge, Dining Room & Conservatory
- Modern Kitchen & Utility
- Well Maintained Gardens, Extensive Parking & Double Garage
- Close To St Johns School
- Viewing Recommended







Entrance Porch

With door to outside.

Hallway

With stairs to first floor and understairs cupboard, radiator.

Cloakroom

With low level WC, vanity unit with wash basin, double glazed window, radiator.

Lounge

With double glazed bay window to front and further double glazed window to side, modern gas fire, television point, radiator.

Dining Room

With double doors to conservatory, radiator.

Conservatory

Of brick and UPVC construction with doors onto garden, radiator.

Kitchen

Fitted with a range of modern wall and base level units, drawers and matching worksurfaces, sink and drainer, built in electric oven, gas hob and extractor hood, integrated fridge/freezer, radiator.

Utility

With double glazed window and door to garden, stainless steel sink and drainer, wall and base level units and worksurfaces, plumbing for washing machine and space for tumble dryer.

Landing

With double glazed window to side, access to loft.



Bedroom 1

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

Bedroom 2

With double glazed window to rear, radiator.

Bedroom 3

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

Bedroom 4

With double glazed window to rear, airing cupboard housing hot water cylinder, radiator.

Bathroom

With low level WC, wash basin, panelled bath, shower, double glazed window to side, heated towel rail.

Outside

The property sits fairly centrally within the plot and therefore offers excellent potential for extending, subject to obtaining planning consent. To the front there is a lawned garden with an extensive driveway providing excellent parking for numerous vehicles. There is gated vehicular access along one side of the house which is ideal for storing a motorhome/caravan. There is also a double garage with electric door, power and light connected and door into the garden. To the rear is a well maintained garden which is mainly laid to lawn with established borders and a timber shed/workshop.

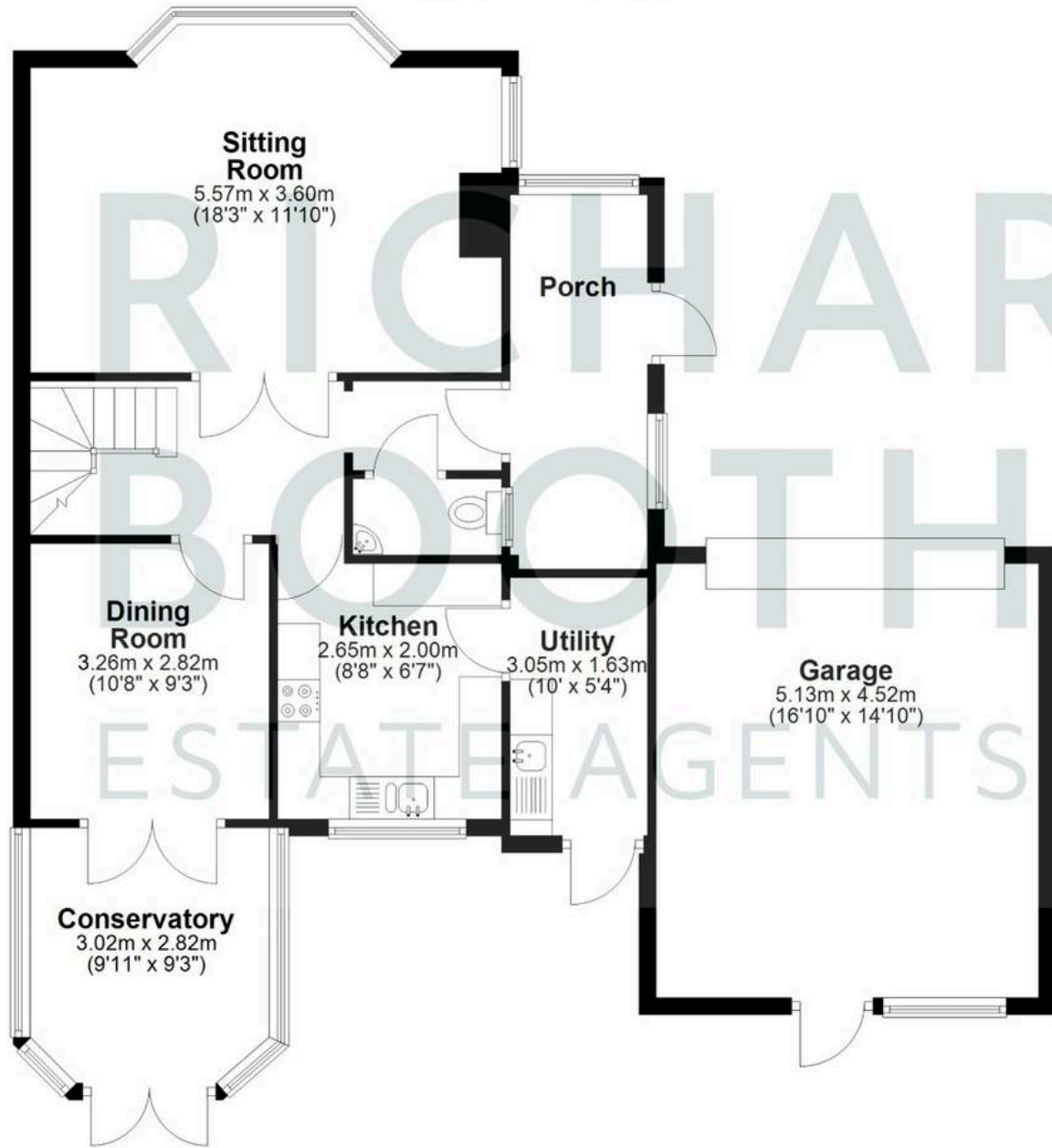
Please note a portion of the front garden which adjoins the road is used by the property but is owned by the county council as services run beneath it.





Ground Floor

Main area: approx. 71.5 sq. metres (770.0 sq. feet)
Plus garages, approx. 23.2 sq. metres (249.8 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



Main area: Approx. 121.5 sq. metres (1308.1 sq. feet)

Plus garages, approx. 23.2 sq. metres (249.8 sq. feet)



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.

