17 Lynn Road, Ely

Ely

RICHARD BOOTH
ESTATE AGENTS

£360,000

17 Lynn Road

Ely

This beautifully renovated two bedroom terraced house offers a rare opportunity to acquire a period home in a highly sought-after central city location.

Positioned within easy reach of the High Street, the historic cathedral, and the mainline station, this property is ideally situated for those seeking both convenience and character.

The home has been superbly presented throughout, blending original features with stylish contemporary finishes. The spacious lounge and dining room provide an inviting space for both relaxation and entertaining, whilst the modern refitted kitchen is equipped with integrated appliances and ample storage. Upstairs, both double bedrooms benefit from their own en-suite facilities, ensuring privacy and comfort for residents and guests alike.

To the rear of the property is a most attractive, south/west facing walled garden that has been thoughtfully designed for low maintenance living.

Offered with no upward chain, this property is ready for immediate occupation and would suit professionals, downsizers, or investors looking for a central city residence. Early viewing is highly recommended to appreciate the standard of accommodation on offer.

17 Lynn Road

Ely

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Renovated & Superbly Presented Period Home
- Central City Location
- Close To The High Street, Cathedral & Walking Distance To Station
- Two Double Bedrooms Both With En-Suites
- Contemporary Refitted Kitchen
- Spacious Lounge/Dining Room
- South/West Facing Walled Garden
- No Upward Chain
- Viewing Recommended

Entrance Hall
With doors to both front and rear, tiled floor.
Inner Hall
With stairs to first floor with understairs cupboard, radiator.

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

Kitchen
Refitted with a range of contemporary units and drawers with quartz worksurfaces and undermounted sink, built in electric oven, hob and extractor hood, dishwasher, fridge and wine cooler, breakfast bar, part vaulted ceiling, double glazed window to rear. Opening to....

Lounge/Diner
With two double glazed windows to front, feature exposed brick wall, two radiators.

Landing
Overlooking part of the kitchen, two Velux windows to rear.

Bedroom 1
With double glazed window to front, built in wardrobe, radiator.

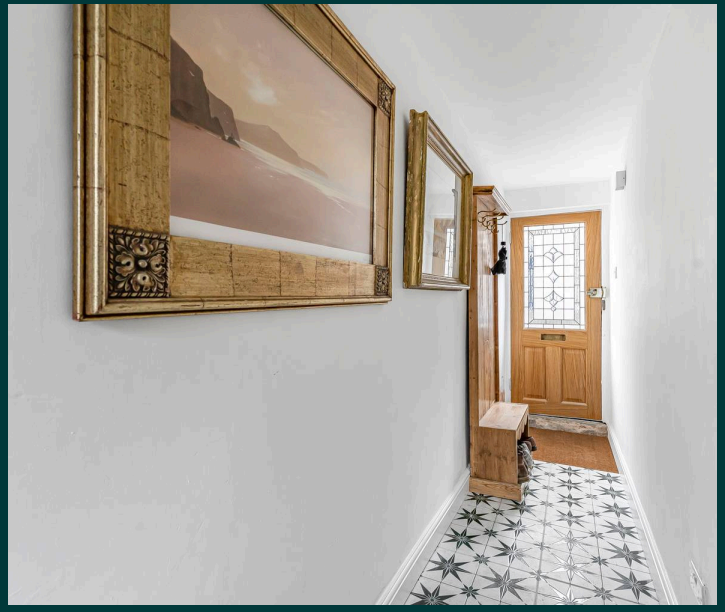
En-suite
With modern shower, vanity unit with wash basin, low level WC, Velux window.

Bedroom 2
With double glazed window to front, built in wardrobe, radiator.

En-suite
With modern suite comprising vanity unit with wash basin, low level WC, shower cubicle.

Garden

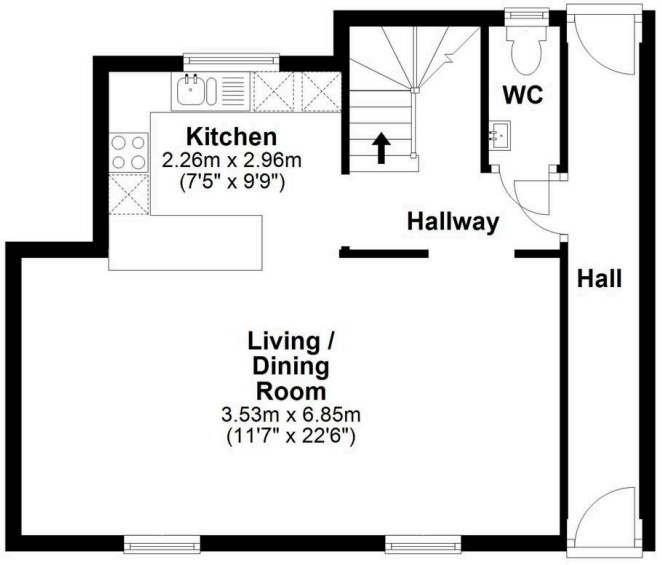
To the rear is a most attractive, low maintenance and walled garden. The garden is mainly laid with an artificial lawn with a paved seating area bordered by colourful wild flowers.



argan oil of morocco
brazilian

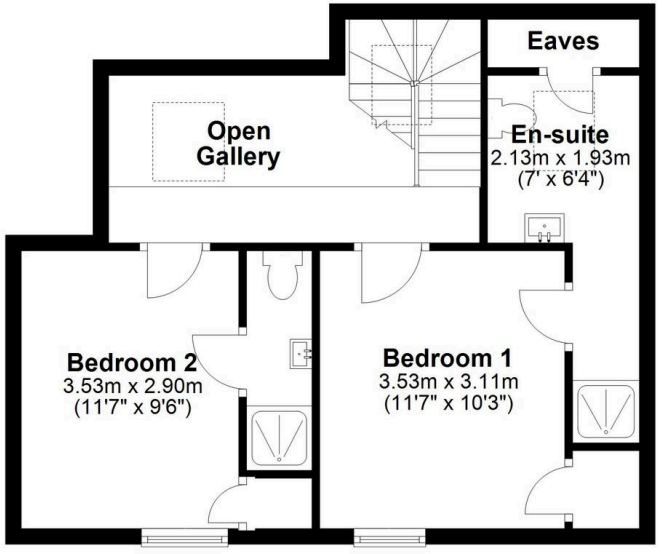
Ground Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



Total area: approx. 92.0 sq. metres (990.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Richard Booth Estate Agents

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.

The Property Ombudsman

ctsi APPROVED CODE TradingStandards.uk