

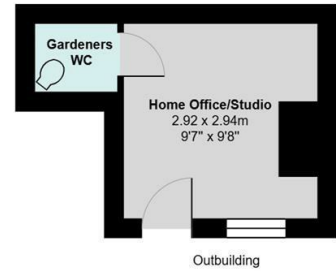
Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
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clarkhomes.co.uk



5 Bernard Street, Ely, CB6 1AU  
Asking Price £279,950







About 66.9 m<sup>2</sup> ... 720 ft<sup>2</sup> (Including Outbuilding)  
All dimensions / floor plans are approximate and should not be relied upon.

- Delightful Cottage of Considerable Charm & Character
- Sitting Room With Brick Floor & Fireplace
- 2 Bedrooms & Bathroom
- Brick Outbuilding Suitable For a Variety of Uses
- Enclosed Rear Courtyard
- Tucked Away in a Quiet, No-Through Road
- Kitchen With Built in Oven & Gas Hob
- Gas Fired Radiator Heating
- Useful Covered Storage Area to Side
- NO ONWARD CHAIN



A fine period cottage of considerable charm and character situated within a Conservation Area, tucked away off a quiet, no-through road, well placed for access to the city centre. Arranged over two floors, the accommodation, in brief, comprises:- sitting room with exposed brick floor and fireplace, kitchen with built in oven and gas hob, at ground floor level and two bedrooms and a bathroom at first floor level. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. A delightful enclosed courtyard to the rear provides access to a covered storage area, together with gated access on to Bernard Street, and there is a charming brick outhouse with power, light and gardeners WC, which would be ideal as a Home Office, Studio, Gym etc. The Council Tax rating is currently Band B and the EPC rating is currently Band E. The property also benefits from offering immediate possession with no onward chain.

AGENTS NOTE: There is a shared pedestrian right of access to the rear of the property in favour of number 7 Bernard Street.

Ely is a charming cathedral city with a good range of day-to-day facilities, schools catering for all age ranges, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London, which is just over an hour's journey. The property is conveniently situated for access to the railway station, city centre, cathedral, mini supermarket, public house and doctors surgery.



Directions to the property using What3Words.  
Enter the link in your browser then click on Waze or Google Maps:

<https://w3w.co/trams.fork.bleaker>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B		84	(81-91) B
(69-80) C			(69-80) C
(55-68) D	54		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.