



7 Philippa Close, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS



£265,000

7 Philippa Close

Ely

A semi detached bungalow situated within a popular cul de sac and offered for sale with no upward chain.

Accommodation comprises entrance hall, lounge, kitchen, conservatory, bathroom and 2 bedrooms. Outside there are front and rear gardens, a driveway and garage.

The property has the benefit of gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Semi Detached Bungalow
- No Upward Chain
- Highly Regarded Cul de Sac Location
- 2 Bedrooms
- Spacious Lounge
- Conservatory
- Front & Rear Gardens
- Driveway & Garage
- Gas Central Heating



ENTRANCE HALL

With door to front aspect, built-in cupboard, access to loft, radiator.

LOUNGE

With double glazed window to front aspect, television point, 3 radiators.

BEDROOM 1

With double glazed window to front aspect, fitted wardrobes, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BATHROOM

With walk-in bath, low level WC, pedestal hand wash basin, double glazed window to rear aspect, heated towel rail.

KITCHEN

With a range of wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, cooker space, plumbing for washing machine, built-in shelved cupboard, window and door to conservatory, radiator.

CONSERVATORY

Of UPVC construction with door onto rear garden.



OUTSIDE

To the front of the property there is a well maintained open plan garden.

Gated pedestrian access leads into the rear garden which offers an excellent degree of privacy and consists of paving and shingle with established borders and planting.

Leading alongside the bungalow is a driveway providing ample off street parking and leading to a single garage with electric up and over door, power and light connected.





Ground Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 61.5 sq. metres (662.3 sq. feet)



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