



182 Columbine Road, Ely  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS



£170,000

# 182 Columbine Road

Ely, Ely

A spacious semi detached property offered for sale on a 50% shared ownership basis and conveniently located for schools. Comprises entrance hall, cloakroom, lounge, kitchen/dining room, conservatory, three bedrooms and bathroom. Outside there is a south facing garden and driveway. The property has the benefit of gas central heating and UPVC double glazing and viewing is recommended.

Council Tax band: C

Tenure: Leasehold

EPC Rating: D

- Spacious Semi Detached House
- 50% Shared Ownership
- 3 Bedrooms
- Kitchen/Diner & Separate Lounge
- Conservatory
- South Facing Garden & Driveway
- Convenient For Primary Schools & Ely College



### **Entrance Hall**

With door to front, stairs to first floor with understairs storage cupboard, radiator.

### **Cloakroom**

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

### **Lounge**

With double glazed windows to front and side, television point, radiator.

### **Kitchen/Dining Room**

With double glazed window to rear, fitted with a range of matching wall and base level units and drawers with matching worksurfaces, sink unit and drainer, plumbing for washing machine, cooker space and extractor hood, wall mounted gas boiler, radiator.

### **Conservatory**

Of UPVC construction with doors to rear garden and radiator.

### **Landing**

With access to loft, built in cupboard.

### **Bedroom 1**

With two double glazed windows to front, built in double wardrobe, radiator.

### **Bedroom 2**

With double glazed window to rear, radiator.

### **Bedroom 3**

With double glazed window to rear, radiator.

### **Bathroom**

With double glazed window to side, suite comprising low level WC, bath with shower above, wash basin, radiator.



## Garden

To the rear of the property is a south facing garden which is mainly laid to lawn, together with a paved patio and garden shed.

To the side of the house is a driveway with a gate into the rear garden.

## Agents Note

The property is sold on a 50% shared ownership basis with the remaining 50% being owned by Sanctuary Housing. The monthly rental payment on the 50% Sanctuary Housing share is £304.39. Tenure is Leasehold with the lease expiry date being 01/01/2101.

## Agents Note

The purchaser(s) will need to be approved by Sanctuary Housing in respect of being eligible for the shared ownership scheme and must meet the following criteria:

You can buy a home through shared ownership if both of the following are true:

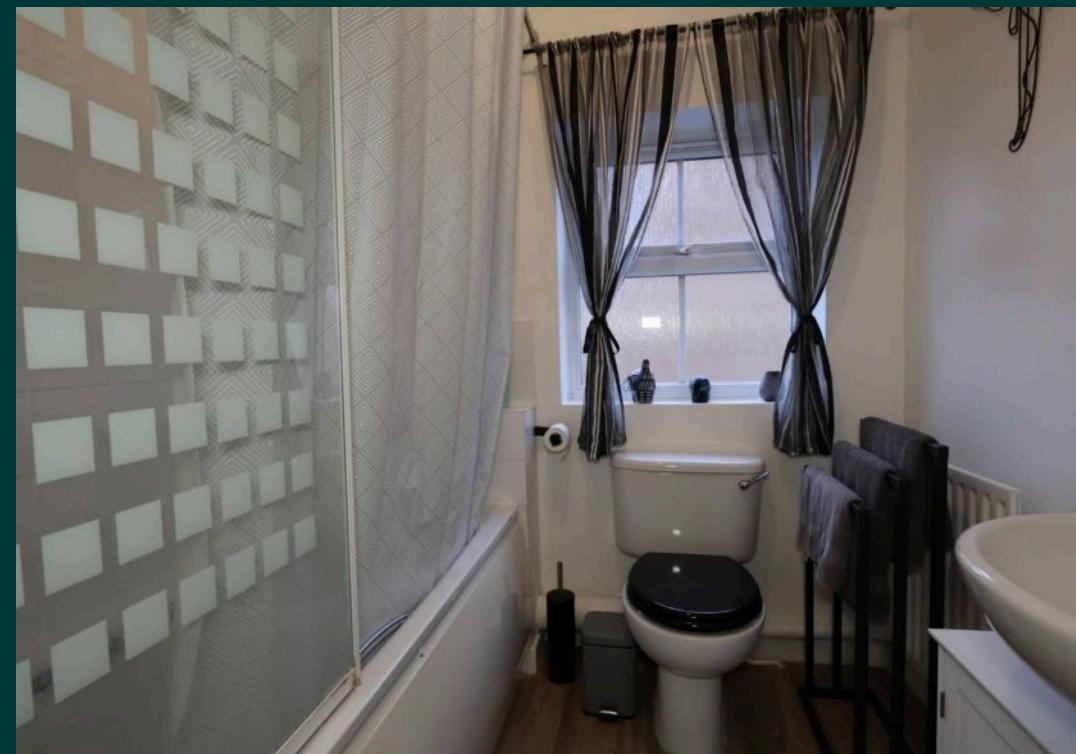
- your household income is £80,000 a year or less
- you cannot afford all of the deposit and mortgage payments for a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household, for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford a new home that meets your needs

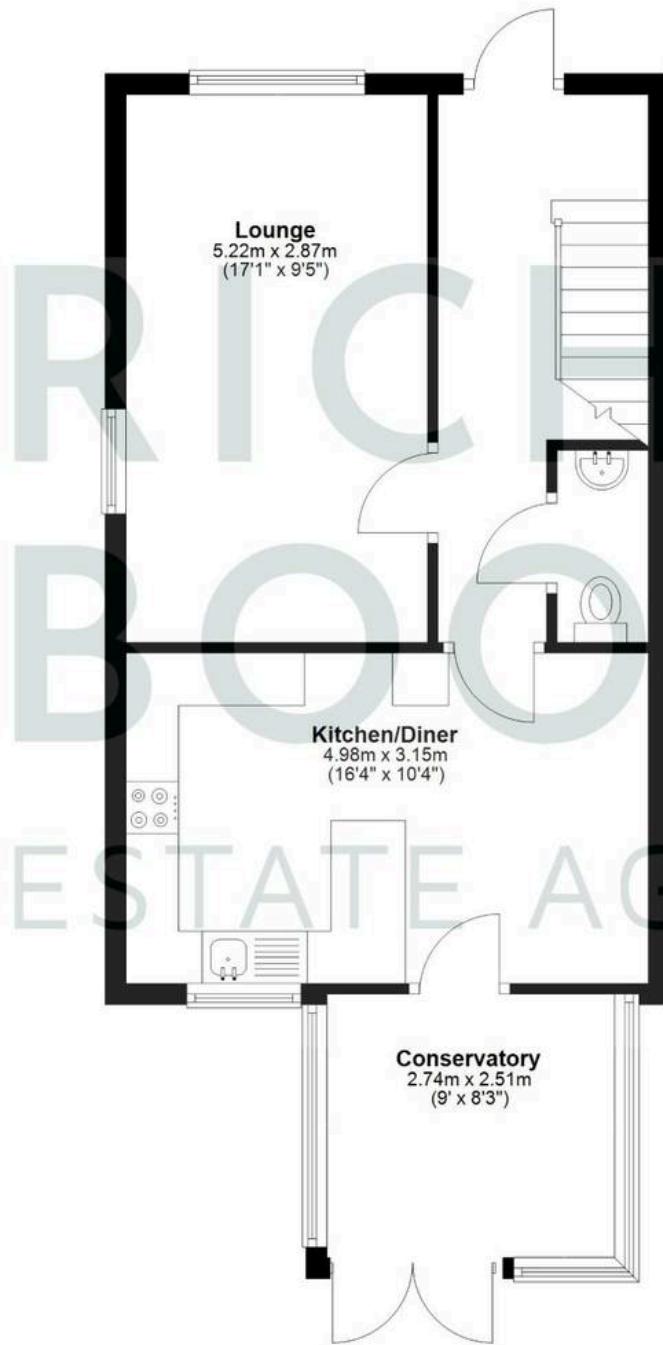
Sanctuary Housing will approve a potential buyer once they have made an offer on the property and will obtain the contact details from the estate agent.





### Ground Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



Total area: approx. 91.4 sq. metres (984.2 sq. feet)



## Richard Booth Estate Agents

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