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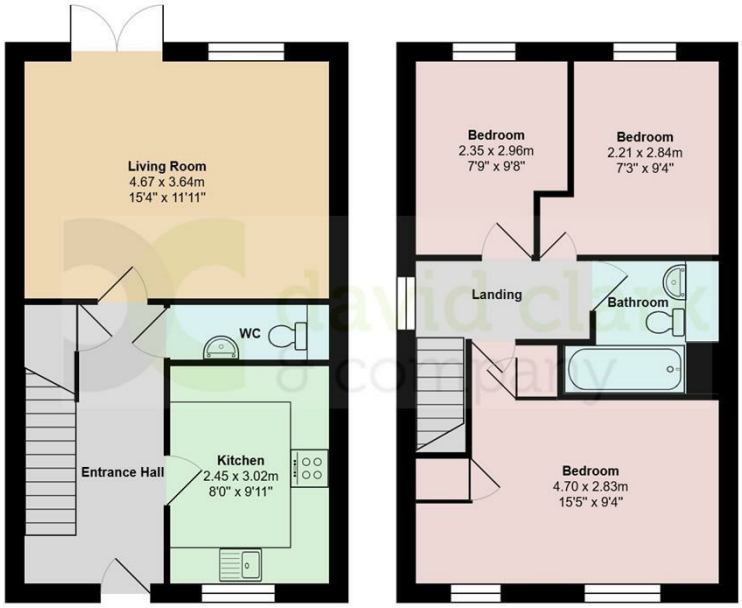


192 Kings Avenue, Ely, CB7 4PJ

Price Guide £300,000



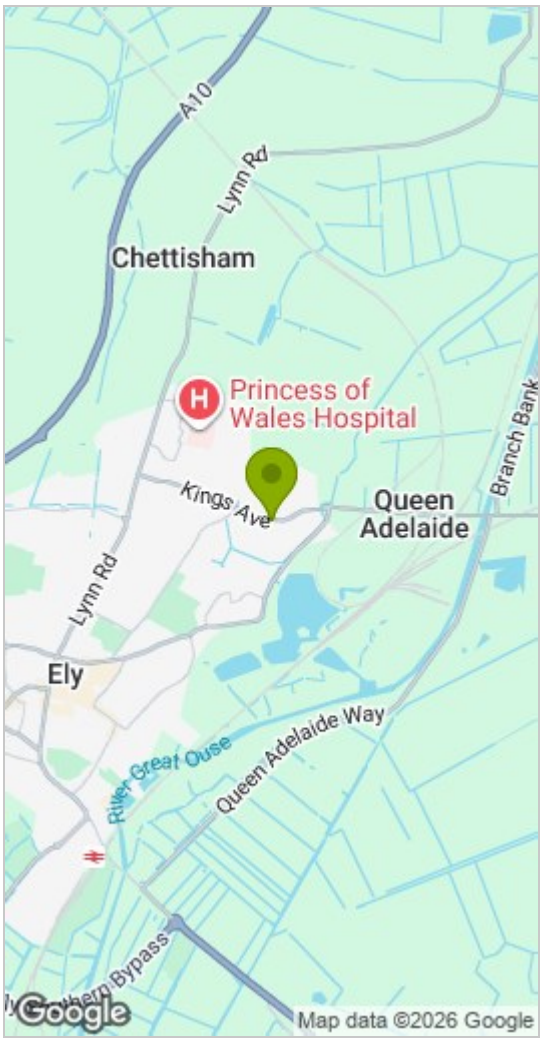




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About 74.9 m² ... 806 ft²

All dimensions / floor plans are approximate and should not be relied upon.







- **Well-presented three-bedroom home**
- **Popular residential location in Ely**
- **Approximately 806 sq ft of accommodation**
- **Spacious living room measuring 15'4" x 11'11"**
- **Fitted kitchen with ample cupboard and worktop space**
- **Three bedrooms**
- **Generous principal bedroom measuring 15'5" x 9'4"**
- **Ground-floor cloakroom/WC**
- **Garage and two parking spaces**
- **First-floor family bathroom**

A Chain Free well-presented three-bedroom home with garage and two parking spaces, situated in a popular residential location in Ely.
Offering approximately 806sq ft of accommodation, this attractive home would make an excellent purchase for first-time buyers, growing families or investors alike.
The ground floor comprises a welcoming entrance hall, a comfortable living room providing plenty of space for relaxing and entertaining, a fitted kitchen and the added convenience of a separate cloakroom/WC.
Upstairs, there are three bedrooms, including an impressive principal bedroom measuring approximately 15'5" x 9'4", together with two further bedrooms and a family bathroom.
Outside, the property further benefits from a garage and two parking spaces, providing valuable additional convenience.
Ely is a historic cathedral city offering an appealing combination of traditional character and modern convenience. Dominated by the magnificent Ely Cathedral, the city boasts a charming selection of independent shops, cafés, restaurants and traditional public houses, together with a popular weekly market.
The attractive riverside area provides pleasant walks, waterside restaurants and leisure facilities, whilst a range of local schools, supermarkets and everyday amenities make Ely a popular choice for families and professionals alike. For commuters, Ely railway station provides excellent connections to Cambridge and London, making the city particularly attractive to those looking to enjoy a more relaxed lifestyle whilst retaining access to major employment centres.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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