

Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
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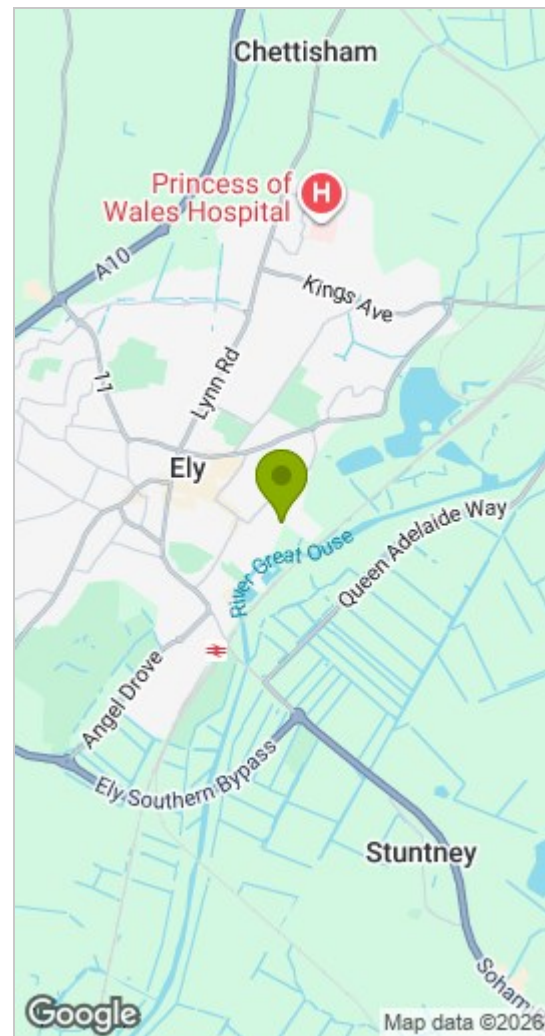
6 Willow Grove, Ely, CB7 4EB
Price Guide £475,000





Total floor area: 106.7 sq.m. (1,148 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



- Spacious three-bedroom home in a popular Ely location
- Generous living room measuring approximately 17'3" x 16'1"
- Three bedrooms, including principal bedroom with en-suite
- Detached garage with plans drawn for conversion into a studio with upper-level accommodation
- Conveniently positioned for Ely city centre, local amenities and transport links
- River and Cathedral views
- Fitted kitchen with adjoining pantry
- Garden office providing an ideal home-working space
- Excellent potential to create additional flexible living, working or hobby space, subject to the necessary consents
- Approximately 1,148 sq ft of accommodation

A spacious and versatile three-bedroom home offering approximately 1,148 sq ft of accommodation, complemented by a dedicated garden office and a garage with plans drawn for conversion into a studio with an upper level, subject to the necessary consents.

The property offers well-planned accommodation comprising a welcoming entrance hall, generous living room, fitted kitchen with adjoining pantry and a convenient ground floor WC. To the first floor are three bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom, the property had the added bonus of River and Cathedral views showing in the photographs.

A particularly attractive feature is the separate garden office, providing an excellent space for home working, hobbies or study. The garage also offers exciting future potential, with plans already drawn to convert it into a studio with an upper level, creating the opportunity for additional flexible accommodation or workspace.

The property is ideally suited to buyers seeking a comfortable family home with the added benefit of dedicated working space and scope to enhance the existing outbuildings.

Located in the popular city of Ely, the property is well placed for local amenities, schools, transport links and the historic city centre.



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.

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