



118 Columbine Road, Ely  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£395,000

# 118 Columbine Road

Ely

A popular style of 3 bedroom detached property offered for sale with no upward chain and conveniently located for primary and secondary schools, city centre and nearby Leisure Village.

Accommodation comprises entrance hall, cloakroom, spacious kitchen/dining room and lounge, 3 bedrooms (1 with ensuite) and family bathroom. Outside there is a part walled garden providing a good degree of privacy, together with a driveway and single garage.

The property has the benefit of upvc double glazing and gas central heating and is located close to an open green space and park making this an ideal home for young families.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Popular Style of Detached House
- 3 Bedrooms (1 Ensuite)
- Spacious Lounge & Kitchen/Dining Room
- Part Walled Rear Garden Offering Good Privacy
- Driveway & Garage
- Popular Location Close to Schools and a Park
- Convenient for Access to the City Centre & Leisure Village



### ENTRANCE HALL

With door to front aspect, stairs to first floor with under stairs storage cupboard.

### CLOAKROOM

With low level WC, pedestal hand wash basin, double glazed window, radiator.

### KITCHEN/DINING ROOM

Fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in Bosch oven, gas hob and extractor hood, plumbing for washing machine, double glazed window and French doors onto rear garden, radiator.

### LOUNGE

A light and bright room with 2 double glazed windows, decorative fireplace with timber surround and marble hearth, television point, 2 radiators.

### FIRST FLOOR LANDING

With double glazed window, access to loft, airing cupboard housing the recently installed gas combi boiler, radiator.

### BEDROOM 1

With double glazed window, television point, built-in double and single wardrobes, radiator.

### ENSUITE

With shower cubicle, low level WC, pedestal hand wash basin, double glazed window, radiator.

### BEDROOM 2

With double glazed window, built-in double wardrobe, radiator.

### BEDROOM 3

With double glazed window, built-in single wardrobe, radiator.

### BATHROOM

With low level WC, pedestal hand wash basin, panelled bath with shower above, double glazed window, radiator.



## OUTSIDE

There is an enclosed garden which is partly walled and offers an excellent degree of privacy. The garden has an extended area of paved patio leading onto a lawn bordered by established beds. There is also an outdoor electric point.

Gated pedestrian access leads to the driveway providing off street parking for 2 cars and leading to a single garage with electric roller shutter door and electricity connected.

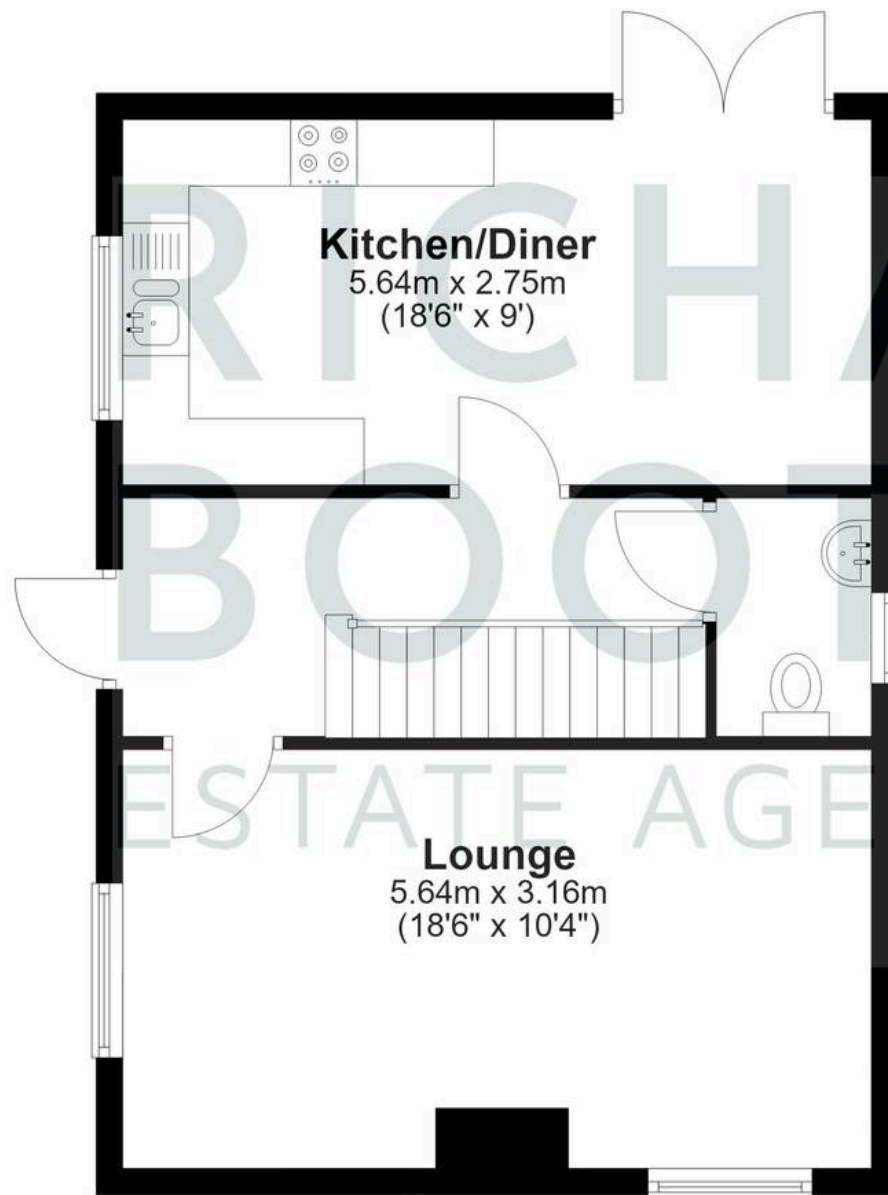






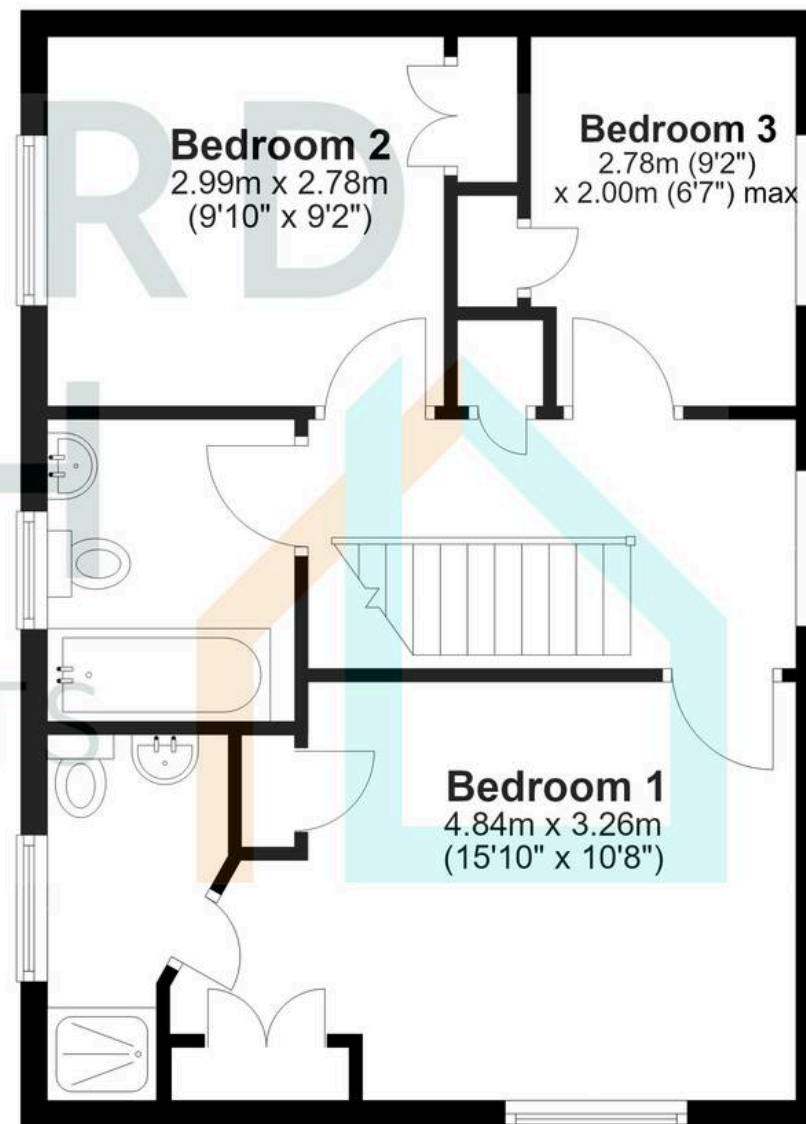
## Ground Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 89.8 sq. metres (966.5 sq. feet)



## Richard Booth Estate Agents

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