

Lark Bank, Prickwillow, CB7 4SW

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Prickwillow,
CB7 4SW

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Guide Price £189,950

- No Upward Chain
- Semi Detached House
- Renovation Project
- Three Bedrooms
- Rear Garden
- Freehold / Council Tax A / EPC TBC



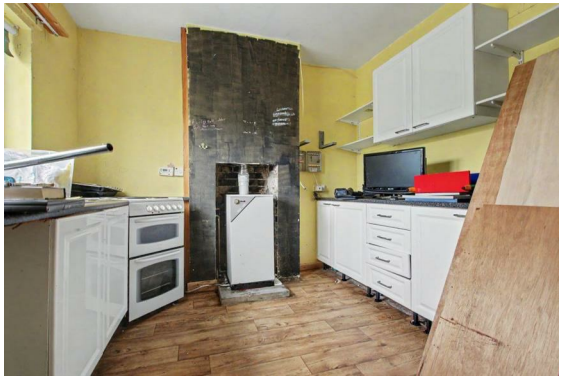
No Onward Chain

Cheffins offer to the market this three-bedroom semi-detached house, situated in a rural location within the popular village of Prickwillow.

The property offers accommodation comprising an entrance hall, kitchen, living room, three bedrooms and a family bathroom, together with front and rear gardens.

The property would benefit from renovation and modernisation throughout, providing an excellent opportunity for a purchaser to create a home to their own taste and put their own stamp on the property.

This property further benefits from being offered for sale with no onward chain.













LOCATION

Prickwillow is a mainly residential village situated approximately 3 miles from Ely. Ely itself is an historic Cathedral City which provides a range of day to day shopping facilities, schools catering for all age ranges and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants The main A10 road network at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline rail station which provides an electrified rail service to Cambridge and London.

ENTRANCE HALL

With door to front and stairs leading to the first floor.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated sink, oil boiler and window to front.

LIVING ROOM

With window to rear, door to rear leading to garden and radiator.

FIRST FLOOR LANDING

BEDROOM 1

With window to the rear and radiator.

BEDROOM 2

With window to the front, water rank and radiator.

BEDROOM 3

With window to the rear and radiator.

BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and side panelled bath.

OUTSIDE

To the front of the property there is a gravelled front section with oil tank and side access to the rear garden.

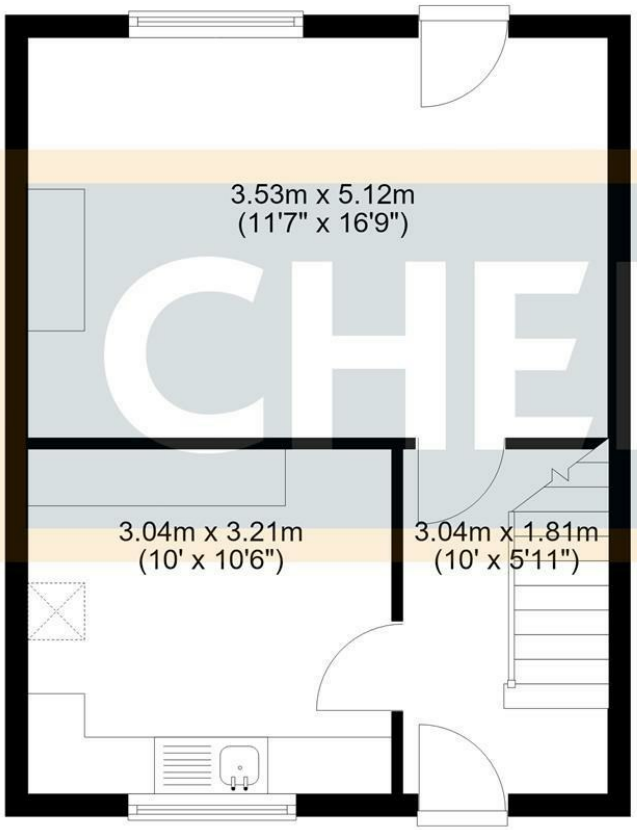
The rear garden is mainly laid to lawn with fence panels at either sides and rear access.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

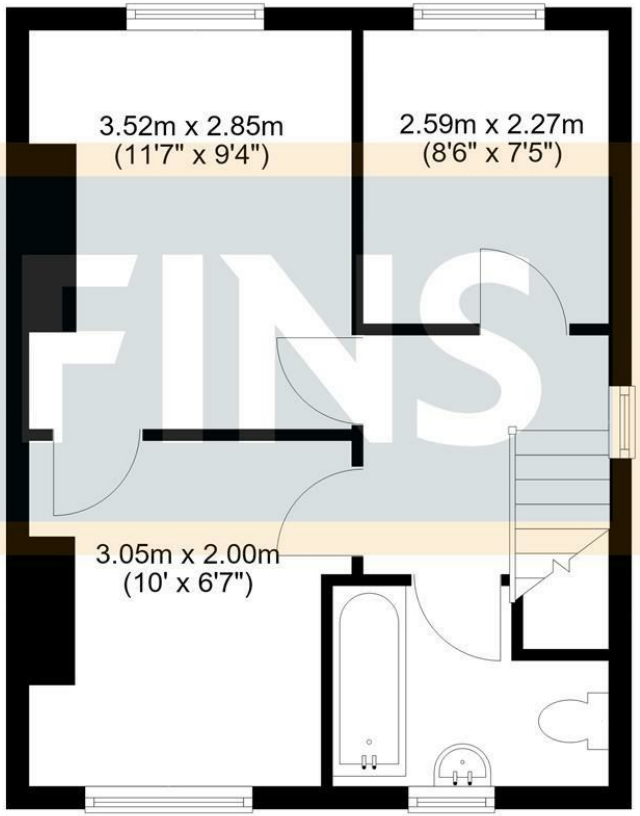
Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



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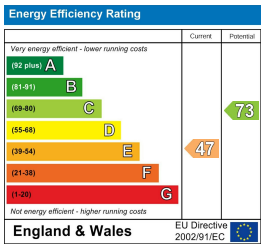

Total area: approx. 68.5 sq. metres (737.7 sq. feet)

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Tenure - Freehold

Council Tax Band - A

Local Authority - East Cambs District Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.