



42 Gunning Road, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£385,000

42 Gunning Road

Ely

This beautifully presented three bedroom end of terrace house offers spacious and tastefully improved accommodation, perfect for families and professionals alike.

The property has been much enhanced by the current owners, featuring a refitted kitchen, bathroom, and en-suite to ensure modern comfort throughout. The generous ground floor layout includes a welcoming lounge/dining room that seamlessly opens into the stylish kitchen, creating an ideal space for entertaining and every-day living. A separate study provides a quiet area for home working or reading, while a ground floor cloakroom adds further convenience. Upstairs, you will find three double bedrooms, including a principal bedroom with an en-suite shower room, and a modern family bathroom serving the remaining bedrooms.

Outside there is a well maintained garden and driveway providing side by side parking.

The combination of stylish interiors and attractive, functional outside space makes this home an excellent opportunity for those seeking a move-in ready property in a desirable location. Early viewing is highly recommended to appreciate all that this impressive home has to offer.



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EPC: C

Council Tax Band: A

Tenure: Freehold

- Beautifully Presented End Terrace
- Much Improved By The Current Owners
- 3 Double Bedrooms (1 En-suite)
- Refitted Kitchen, Bathroom And En-suite
- Spacious Ground Floor Layout
- Lounge/Dining Room Opening Into Kitchen
- Study & Ground Floor Cloakroom
- Well Maintained Garden
- Parking To Front







Entrance Hall

With door to front, stairs to first floor, deep understairs cupboard and further double cloaks cupboard, radiator.

Study

With double glazed window to front, tall cupboard, radiator.

Cloakroom

With low level WC, vanity unit with wash basin, double glazed window to side, radiator.

Lounge/Dining Room

With double glazed window to front and patio doors to rear garden, radiator.

Kitchen

With double glazed window to rear, refitted with a range of wall and base level units, drawers and worksurfaces, space for cooker, extractor hood, sink and drainer, plumbing for dishwasher, utility cupboard with plumbing for washing machine.

First Floor Landing

With access to loft.

Bathroom

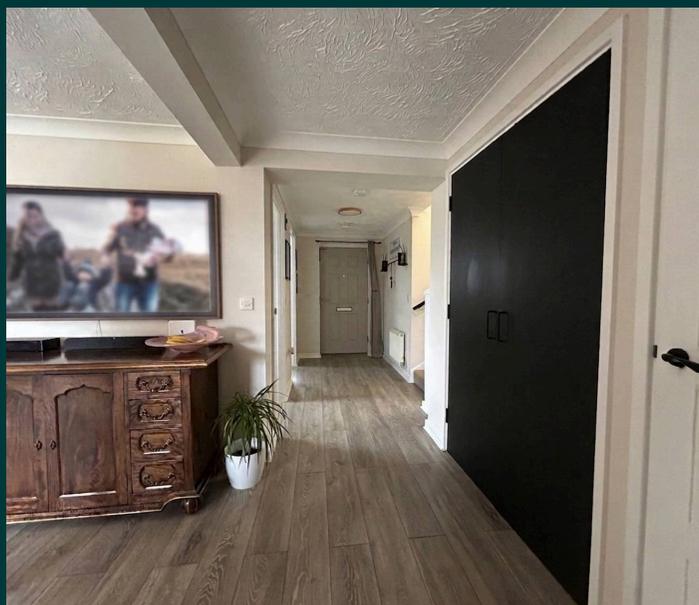
With modern suite comprising bath, low level WC and wash basin, storage cupboard, double glazed window to rear, heated towel rail.

Bedroom 1

With double glazed window to front, built in wardrobe, radiator.

En-suite

With modern suite comprising double width shower cubicle, low level WC, pedestal wash basin, heated towel rail.



Bedroom 2

With double glazed window to front, radiator.

Bedroom 3

With double glazed window to rear, radiator.

Outside

Gated pedestrian access leads to a well maintained garden which has an area of patio leading onto a lawn. There is also a garden shed.

A driveway at the front allows side by side parking.

Agents Note

The roads and sewers within the estate are private and therefore there is an estate management fee which is currently £472 per annum.





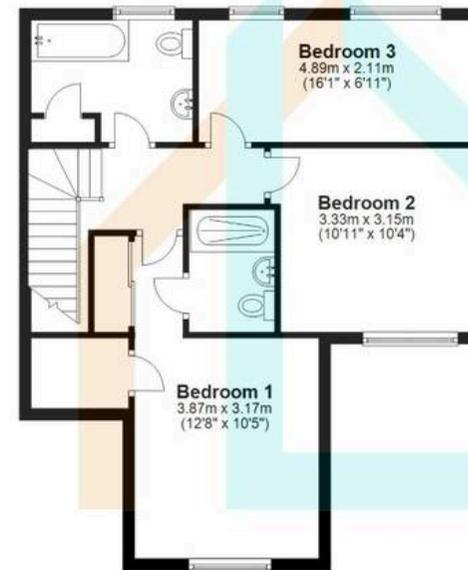
Ground Floor

Approx. 54.5 sq. metres (586.6 sq. feet)
(excluding unnamed room, Patio, Garden, Shed, Off Street Parking)



First Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



Total area: approx. 110.4 sq. metres (1188.8 sq. feet)



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