



83 Newnham Street, Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£295,000

## 83 Newnham Street

Ely

A centrally located two bedroomed Victorian terrace which is immaculately presented throughout.

Comprises spacious lounge/dining room with wood burner, kitchen, two double bedrooms and first floor bathroom together with an attractive garden with an outbuilding.

The property is walking distance to all the city centre amenities and convenient for the railway station. Benefits include gas central heating and UPVC double glazing and viewing is highly recommended.

Council Tax Band: B

EPC; TBC

Tenure: Freehold

- Centrally Located Victorian Terrace
- Immaculately Presented Throughout
- Two Double Bedrooms
- Spacious Lounge/Diner With Wood Burner
- Kitchen And First Floor Bathroom
- Attractive Garden With Outbuilding
- Close To All City Centre Amenities
- Convenient For Railway Station
- Gas Central Heating & UPVC Double Glazing



### Lounge/Dining Room

With door and window to front, wood burner with brick hearth, fitted bookshelves and cupboards, stairs to first floor, window to rear, two radiators.

### Kitchen

With door to outside and windows to side and rear, fitted with a range of wall and base level units, drawers and worksurfaces, sink unit and drainer, electric oven and gas hob, plumbing for washing machine.

### Landing

### Bedroom 1

With two double glazed windows to front, radiator.

### Bedroom 2

Currently being used as a home office but has been used as a double bedroom previously. With window to rear, storage cupboard housing gas fired combination boiler, radiator.

### Bathroom

With suite comprising low level WC, wash basin, panelled bath, shower cubicle, double glazed window to rear, heated towel rail.

### Garden

To the rear there is a pretty cottage garden which is part walled and has a paved patio leading onto a lawn with attractive borders, raised herb bed and espaliered apple tree, . At the bottom of the garden is a useful storage shed. The property has the benefit of a pedestrian right of access across neighbouring gardens into the rear garden.

### Agents Note

In 2023 the vendors made an insurance claim in respect of minor subsidence which had been caused by a leaking water pipe at the adjoining property. Under the insurance claim the leaking pipe was located and repaired and there have been no further issues since. Copies of relevant paperwork are available upon request.

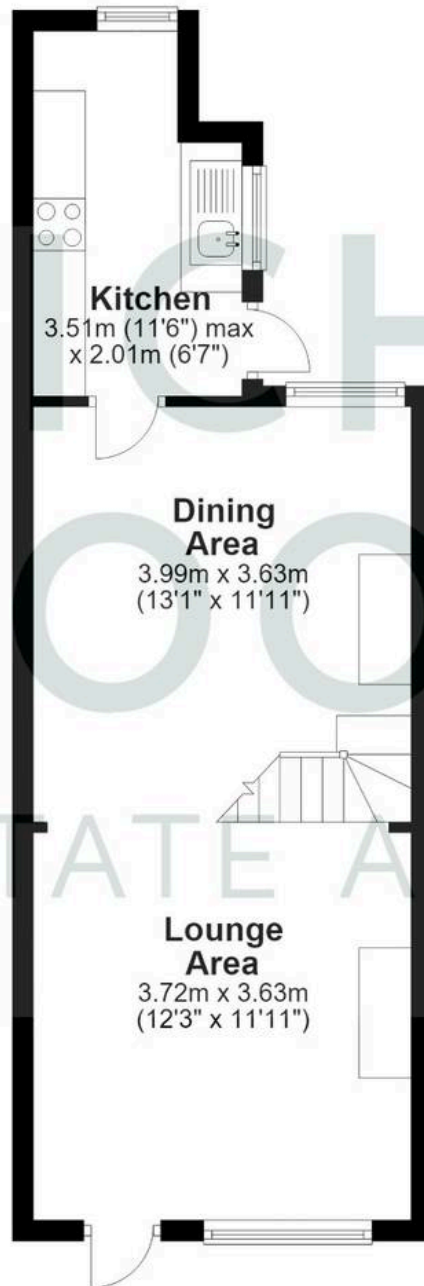






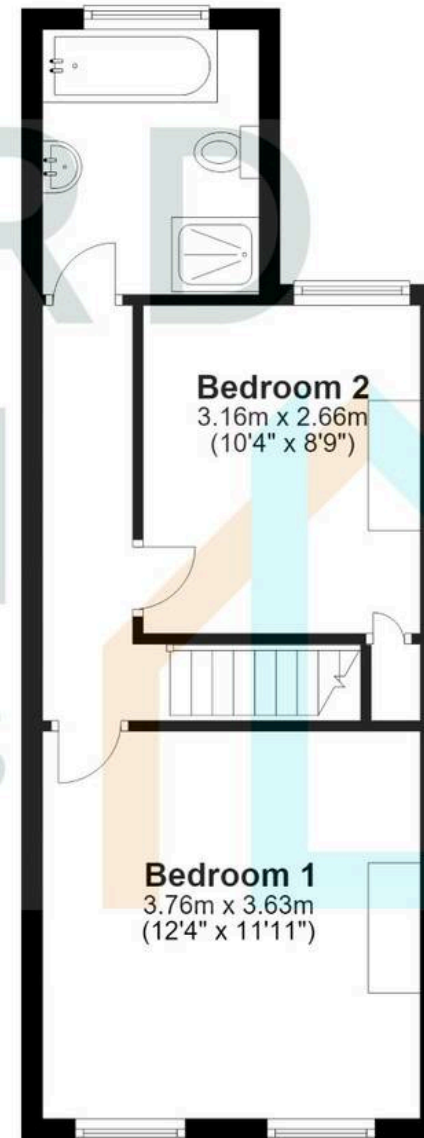
## Ground Floor

Approx. 34.9 sq. metres (376.2 sq. feet)



## First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 69.0 sq. metres (742.3 sq. feet)



## Richard Booth Estate Agents

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