



27 Heaton Drive, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£375,000

27 Heaton Drive

Ely

An established semi detached property situated within a highly regarded development and benefitting from having been modernised throughout.

Accommodation comprises entrance hall, utility, cloakroom, lounge, modern kitchen/dining room, additional kitchen/utility area, 3 double bedrooms and refitted bathroom. Outside there is a rear garden measuring approximately 80' in length, together with a driveway.

The property has the benefit of gas central heating and upvc double glazing, is well presented throughout and is situated close to attractive open green spaces.

Viewing is highly recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Established Semi Detached Home Forming Part of a Popular Development
- Modernised Throughout
- Approximately 1,100 Sq Ft
- 3 Double Bedrooms
- Refitted Kitchen/Dining Room & Bathroom
- Separate Lounge
- Driveway & 80 Ft Long Rear Garden
- Gas Central Heating & Upvc Double Glazing
- Attractive Open Green Spaces





ENTRANCE HALL

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

UTILITY

With plumbing for washing machine, double glazed window to front aspect, worktop, radiator.

CLOAKROOM

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

LOUNGE

With double glazed windows to front and side aspects, television point, radiator.

ADDITIONAL KITCHEN/UTILITY AREA

With a range of modern base level storage units and worktop, space and plumbing for American style fridge/freezer. Opening to...

KITCHEN/DINING ROOM

With double glazed window, door and patio doors to rear garden, sink unit and drainer, fitted with a range of modern wall and base level storage units, work surfaces and drawers, built-in electric oven, hob and extractor hood, plumbing for dishwasher, radiator.

FIRST FLOOR LANDING

With access to loft which has a pull-down ladder.

BATHROOM

Refitted with suite comprising low level WC, pedestal hand wash basin, panelled bath, double size shower cubicle, 2 double glazed windows to rear aspect.

BEDROOM 1

With double glazed window to rear aspect, radiator.



BEDROOM 2

With double glazed windows to front and side aspects, built-in double wardrobe, radiator.

BEDROOM 3

With double glazed window to front aspect, shelved cupboard, radiator.

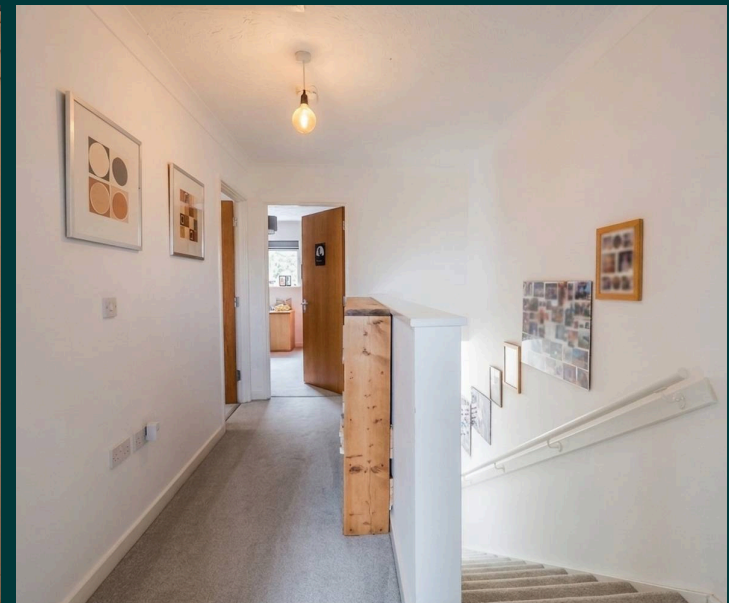
AGENTS NOTE

There is an estate management fee which is currently £472.00 per annum.

OUTSIDE

To the front of the property there is an enclosed brick built store containing the gas fired central heating boiler. Gated access leads to a rear garden which measures approximately 80' in length and consists of a recently laid and extended paved patio leading onto the lawn with decking and timber built pergola. The garden also benefits from attractive planted borders and a timber built storage shed.

There is a driveway located to the side of the property.



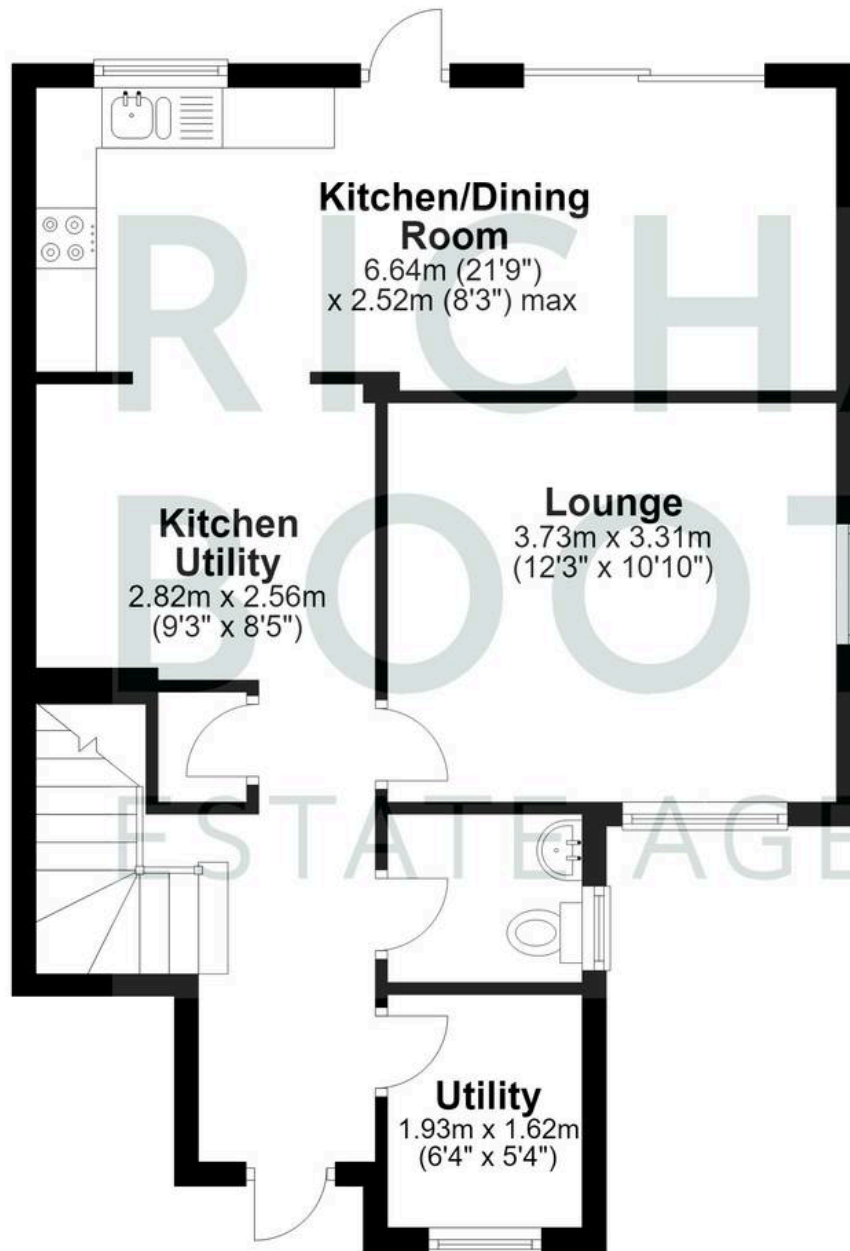






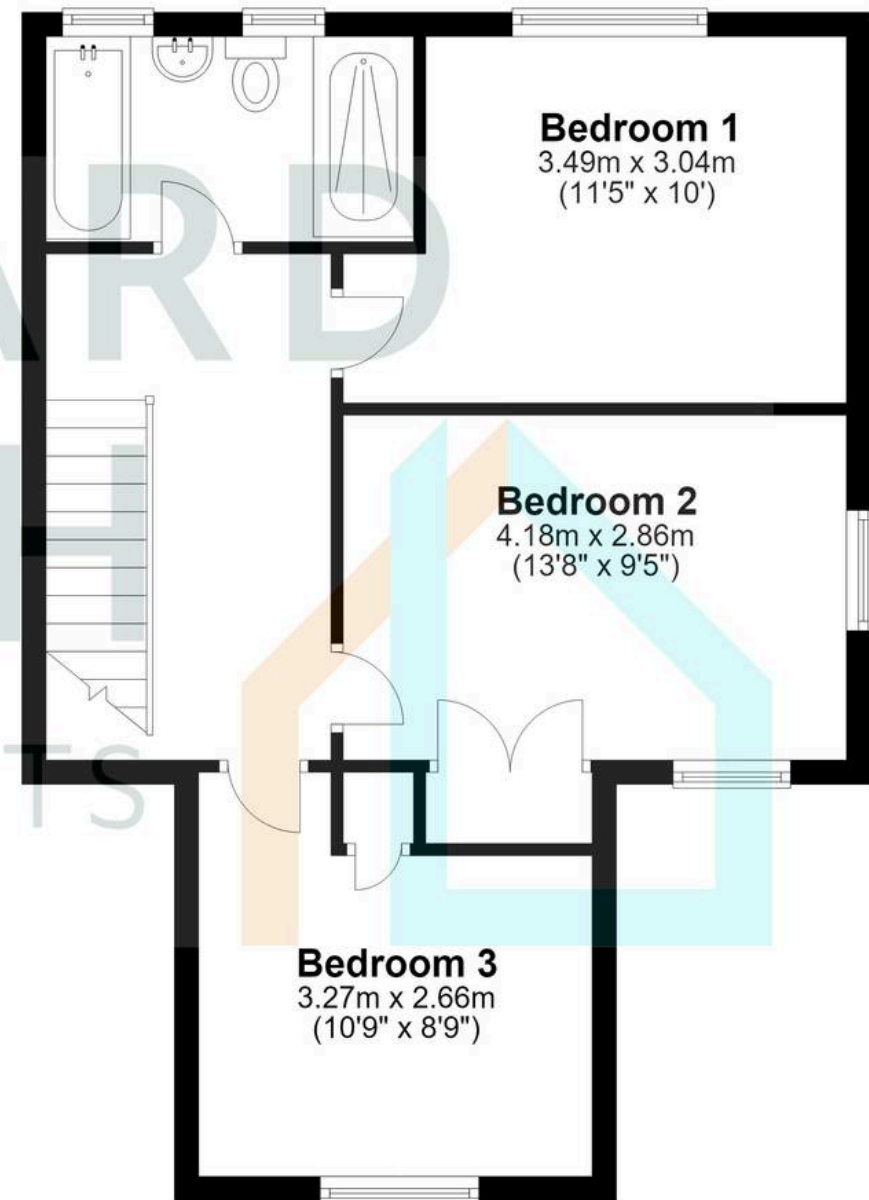
Ground Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.6 sq. feet)



Total area: approx. 102.7 sq. metres (1106.0 sq. feet)



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