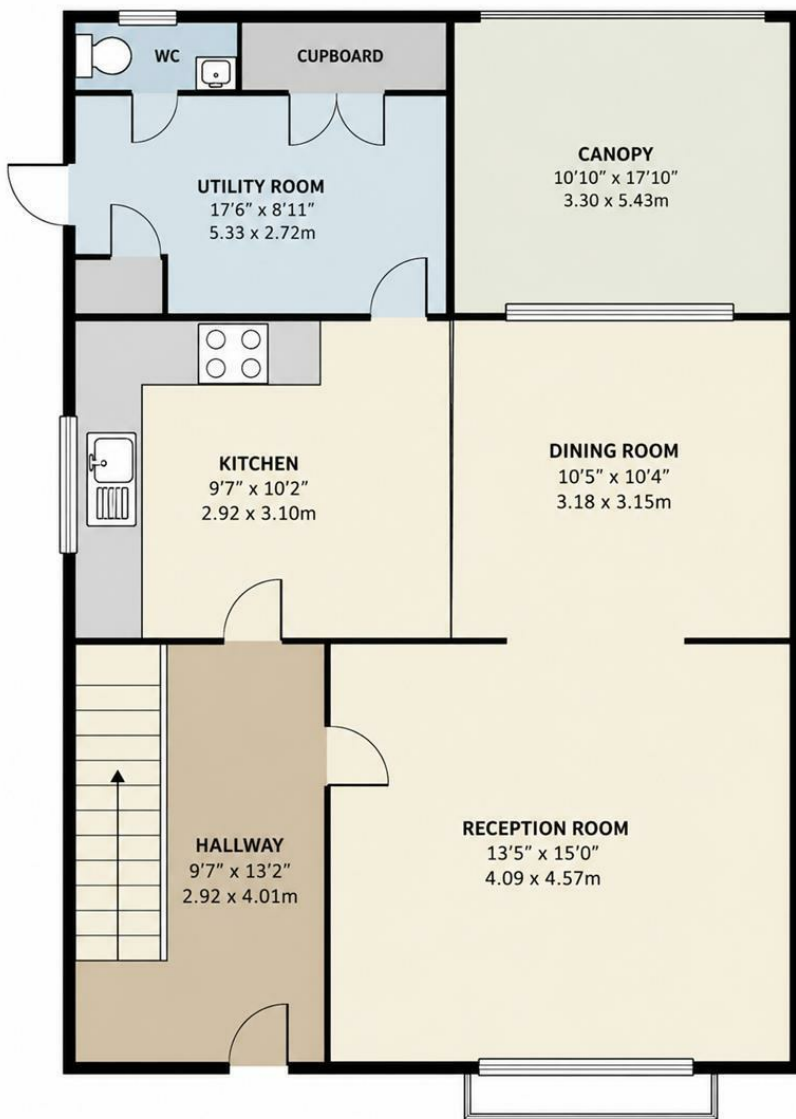


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
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clarkhomes.co.uk



12 Brick Lane, Mepal, CB6 2AH
£250,000





- Three-bedroom semi-detached home.
- Popular village location on Brick Lane
- Separate dining room
- Ground floor WC
- Off-road parking, garage with electric door.
- Spray foam in the loft, this will need to be removed.
- Spacious reception room
- Kitchen and utility room
- Family bathroom with bath and separate shower
- Excellent potential to improve and extend (STPP)

Situated in the popular Cambridgeshire village of Mepal, this spacious three-bedroom semi-detached home on Brick Lane occupies a generous plot with a substantial rear garden and offers excellent potential for refurbishment and extension (subject to the necessary planning consents). Please note this property has spray foam insulation in the loft.

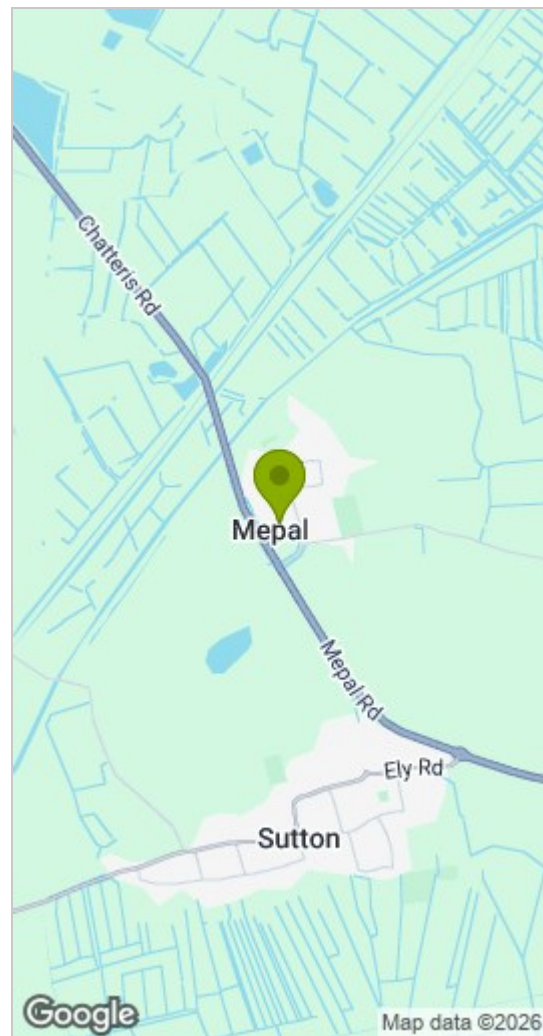
The accommodation extends over two floors and comprises an entrance hallway with stairs to the first floor, a spacious reception room, separate dining room, fitted kitchen, utility room with ground floor WC, and a useful covered canopy area overlooking the garden. The property has a garage with automatic door, a greenhouse and 3 sheds for storage.

Upstairs, the property offers three well-proportioned bedroom's and a family bathroom complete with both a bath and separate shower.

Outside, the standout feature is the impressive rear garden, providing ample space for families, keen gardeners, or those looking to extend the property in the future (subject to planning permission). There is also off-road parking to the front.

While the property would benefit from modernisation throughout, it presents an exciting opportunity for purchasers to create a wonderful family home in a desirable village setting.

Mepal is a well-regarded village approximately 7 miles from Ely and around 16 miles from Cambridge, offering a village shop, primary school, public house, recreation ground and excellent access to the A10 for commuting to Cambridge, Ely and King's Lynn.



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