



89 Beresford Road, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£385,000

89 Beresford Road

Ely, Ely

A popular style of 3 bedroom detached house, offered for sale with no upward chain and situated within a highly regarded development.

Accommodation comprises entrance hall, cloakroom, 'L' shaped lounge/dining room, kitchen, utility, 3 double bedrooms (1 ensuite) and bathroom, together with driveway, garage and enclosed south facing rear garden.

- Detached House
- 3 Double Bedrooms (1 Ensuite)
- 'L' Shaped Lounge/Dining Room
- Kitchen & Utility
- Driveway & Garage
- South Facing Rear Garden
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D



Entrance Hall

With door to front aspect, stairs to first floor, radiator

Cloakroom

With low level WC, pedestal hand wash basin, double glazed window to front aspect, radiator.

Lounge/Dining Room

'L' shaped. With double glazed windows and patio doors onto rear garden, television point, 2 radiators.

Kitchen

With double glazed window to front aspect, stainless steel sink unit and drainer, fitted with matching wall and base level storage units, drawers and work surfaces, plumbing for washing machine, cooker space, extractor hood, wall mounted gas fired boiler, under stairs storage cupboard, radiator.

Utility

With double glazed window to rear and door to side aspect, plumbing for washing machine, radiator.

First Floor Landing

Bedroom 1

With double glazed window to front aspect, double wardrobe, loft space, radiator. There is a door into the family bathroom allowing it to be used as an ensuite to this bedroom.

Bedroom 2

With double glazed window to front aspect, double wardrobe, radiator.

Bedroom 3

With double glazed window to rear aspect, double wardrobe, radiator.

Bathroom

This was originally the bathroom and adjoining ensuite to bedroom 1 knocked into 1 room. There is a door into bedroom 1 and can be used as an ensuite. With large walk-in shower, bath, low level WC, pedestal hand wash basin, 2 double glazed windows to rear aspect, 2 towel rails.



Outside

The rear garden faces south and is mainly laid to lawn, together with a paved patio.

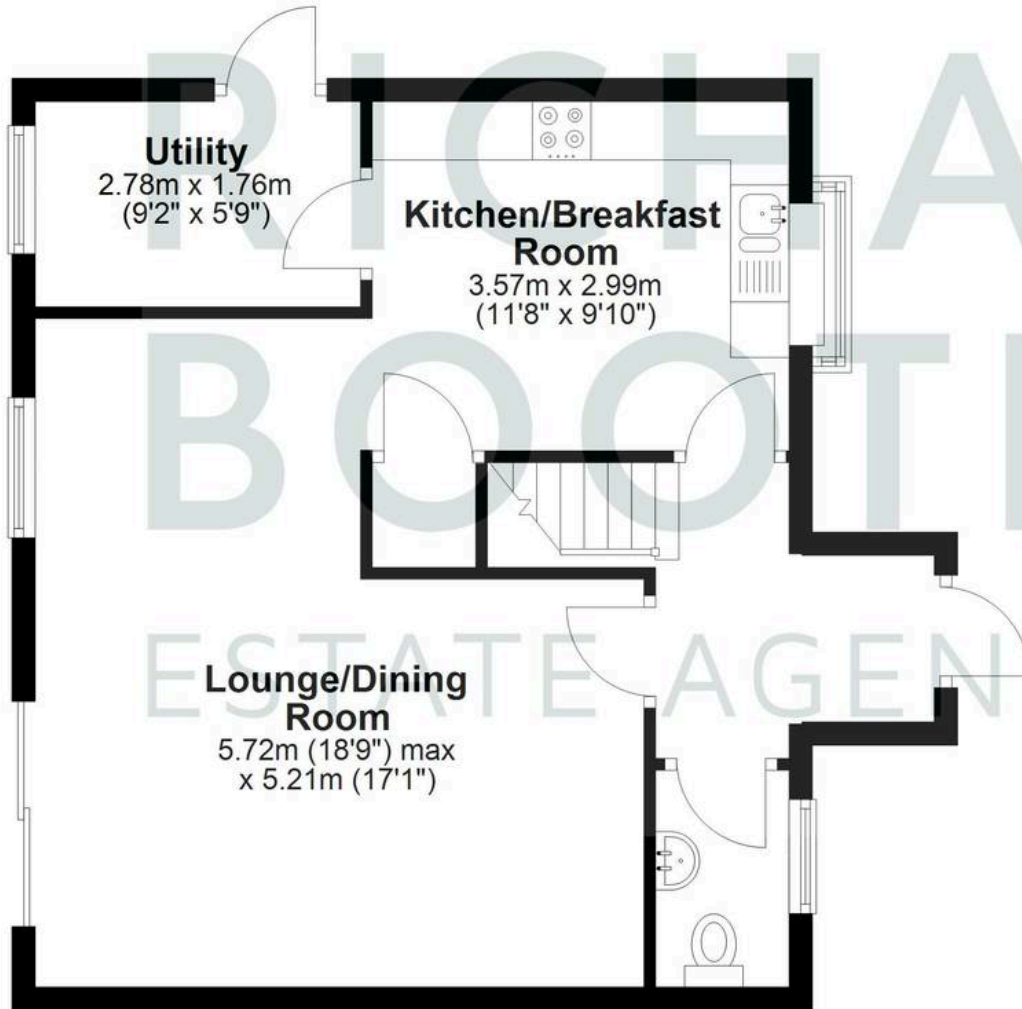
To the side of the property there is a driveway and single garage with metal up and over door.





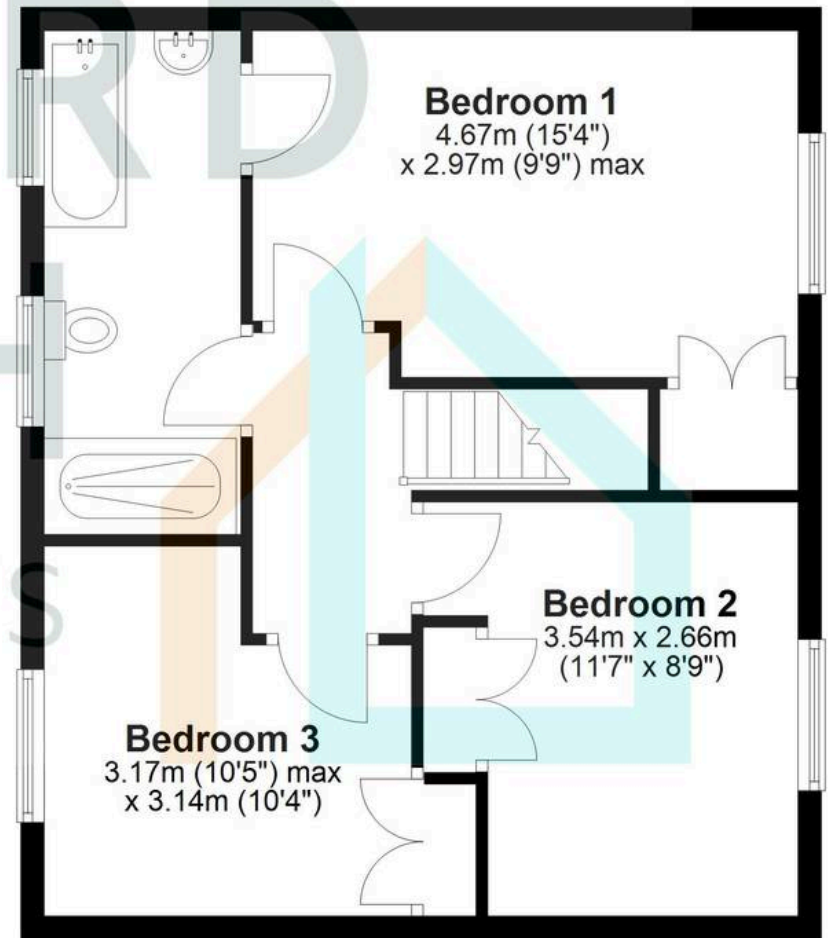
Ground Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



Total area: approx. 99.7 sq. metres (1073.3 sq. feet)



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