



## 5 Corner Close

Prickwillow, Ely, Cambs CB7 4UY

**Guide Price £300,000**





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## **Prickwillow**

This small hamlet of around 450 inhabitants lies only 4 miles from the much sought after City of Ely and contains the Prickwillow Drainage Board offices and The HIAM Sports and Social Club. All main shopping, leisure and educational services are at Ely, together with a mainline railway station.

## **Description**

Three bed detached bungalow on a [lot of approximately 0.25 acres (stms) in this popular Hamlet just a short drive from the City of Ely. The property requires some updating and cosmetic work, and comprises three bedrooms, living room, bathroom, dining area, kitchen, conservatory, garage, off road parking and a range of outbuildings. It benefits from double glazing and Oil-fired central heating and no onward chain.

## **Entrance Porch** - 2.54m x 1.19m (8'4" x 3'11")

Double glazed window to the side aspect and double-glazed window and entrance door to the front aspect. Wall light point. Double glazed door to the hall.

## **Entrance Hall**

Central heating thermostat. Access to loft space. Wall light point. Porthole window to living room. Ceiling light point. Radiator. Airing cupboard with pre-lagged tank and immersion heater, controller and shelving.

## **WC** - 1.78m x 0.86m (5'10" x 2'10")

Double glazed window to the front aspect. Low level WC. Corner wash basin with cupboard under. Heated towel rail. Tiled splash area. Ceiling light point.

## **Living Room** - 4.95m x 3.48m (16'3" x 11'5" max)

Double glazed box-bay window to the front aspect. Radiator. Fireplace with full height brick surround. Four wall light points Coved ceiling with pendant light point.

## **Dining Area** - 2.87m x 2.72m (9'5" x 8'11")

Double glazed window to the rear aspect. Glazed door to the conservatory. Radiator. Coved ceiling with light point. Open archway to the kitchen.

## **Kitchen** - 2.87m x 2.79m (9'4" x 9'2")

Range of units at base and wall level with rolltop worksurfaces over and incorporating a one-and-a-half bowl stainless steel sink with mixer tap. Space and plumbing for automatic washing machine and space for dishwasher. Built-in oven and separate microwave. Space for upright fridge/freezer. Tiled splash areas. Electric hob with extractor over. Double glazed window to the rear aspect. Coved ceiling with light point



**Bedroom 1** - 3.25m x 3m (10'8" x 9'10" plus wardrobes)

Double glazed window to the rear aspect.  
Radiator. Built-in wardrobes with sliding doors to one wall. Coved ceiling with light point.

**Bedroom 2** - 3.48m x 2.92m (11'5" x 9'7")

Double glazed window to the front aspect.  
Radiator. Ceiling light point. Fusebox.

**Bedroom 3** - 3.02m x 1.88m (9'11" x 6'2")

Double glazed window to the rear aspect.  
Radiator. Ceiling light point.

**Bathroom** - 2.54m x 3.35m (8'4" x 11'0")

Panelled bath with mixer tap, shower screen and Aquatronic electric shower over. Extensive splash tiling. Heated towel rail. Pedestal wash basin.  
Double glazed window to the front aspect.  
Shaver/appliance socket.

**Conservatory** - 5.49m x 3.18m (18'0" x 10'5")

Upvc double glazed construction with two wall light points, power points and door leading to the rear garden.

## Outside

The large front garden is laid mainly to lawn with mature shrub planting and provides off-road parking. Slate chippings path to entrance porch. Personal gates to sides leading to the rear garden.

The large rear garden has an area of lawn, timber fencing, vegetable beds, garden sheds/stores (some with power supplied), oil tank and a water tap. There is a single garage to the rear with power and parking.

## Notes

Council is East Cambridgeshire District Council

Council Tax Band is C

EPC Rating is D (63/86)

Oil fired central heating

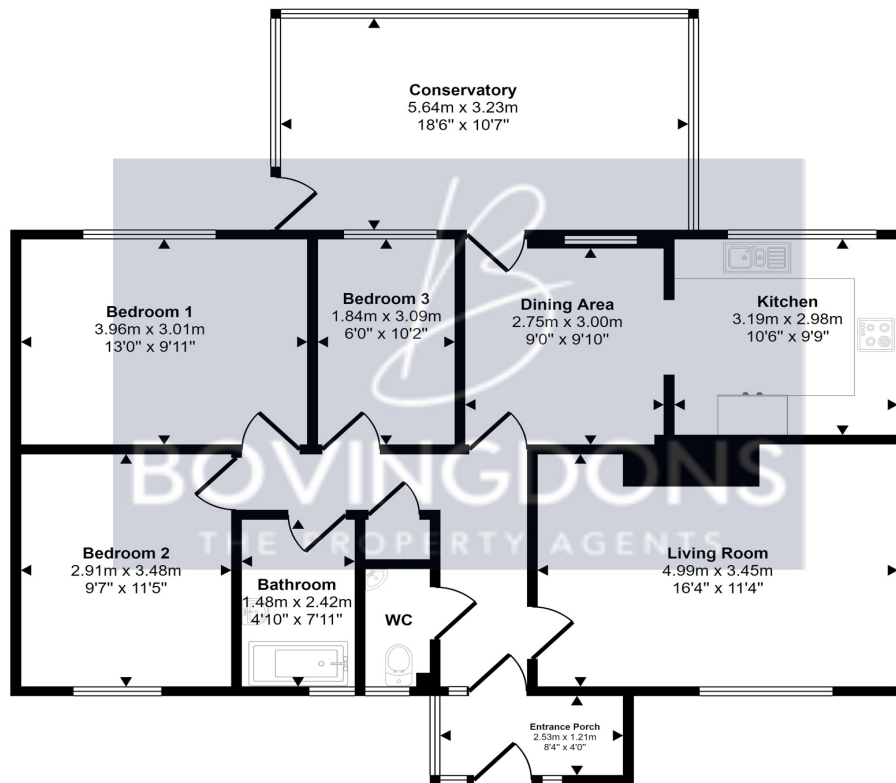
**NO ONWARD CHAIN.**







Approx Gross Internal Area  
104 sq m / 1115 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	