



60 Dunstan Street

Ely, Cambs, CB6 3AQ

Guide Price £280,000



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Description

Well-presented 3 bed end terrace home, benefitting from gas fired central heating, double glazing, WC, utility and garage. Located in a popular residential area, only a 5-minute drive from the High Street shopping area, Mainline rail station and Leisure/Cinema complex.

Entrance Hall

Double glazed entrance door. Double glazed window to the front aspect. Cupboard housing Fusebox. Ceiling light point. Stairs to first floor. Glazed door to:

Living Room - 4.34m x 3.91m (14'3" x 12'10")

Double glazed window to the front aspect. Radiator. Wood laminate flooring. Four wall light points. Understairs storage cupboard. Central heating thermostat. Opening to:

Kitchen Diner - 4.9m x 2.72m (16'1" x 8'11")

Range of units at base and wall level with wooden work surfaces over and glass up-stands. Stainless steel sink with mixer tap. Vertical radiator. Spotlights. Double glazed patio doors to the rear garden. Double oven with microwave over. 5-Ring gas hob and extractor over. Space for fridge freezer. Breakfast bar with cupboards and drawers under. Integrated Hotpoint dishwasher. Opening to:

Utility Area - 1.6m x 1.45m (5'3" x 4'9")

Double glazed door to the rear garden. Work surface with space and plumbing for automatic washing machine and tumble dryer. Ceiling light point. Wall mounted Ideal gas fired boiler serving central heating and hot water. Double glazed window to the rear aspect. Door to:

WC - 1.6m x 0.71m (5'3" x 2'4")

Double glazed window to the rear aspect. Low level WC. Corner wash basin. Tiled splash areas. Radiator. Wood laminate flooring. Extractor.

Landing

Access to loft space. Ceiling light point.

Bedroom 1 - 4.22m x 2.9m (13'10" x 9'6")

Double glazed window to the front aspect. Radiator. Ceiling light point. Two built-in single wardrobes.

Bedroom 2 - 2.92m x 2.39m (9'7" x 7'10")

Double glazed window to the rear aspect. Radiator. Built-in wardrobe. Ceiling light point

Bedroom 3 - 3m x 1.91m (9'10" x 6'3" max)

Double glazed window to the front aspect. Radiator. ceiling light point. Overstairs storage cupboard.

Bathroom - 1.73m x 1.47m (5'8" x 4'10")
Tiled shower cubicle and fully tiled walls.
Pedestal wash basin. Low level WC. Double
glazed window to the rear aspect. Extractor fan.
Spotlights.

Outside

The frontage is laid to lawn with a path to the
entrance door. The enclosed rear garden has a
patio and is laid mainly to lawn. Timber fencing
to 3 sides and outside tap. There is access
directly to the single garage at the rear and a
personal gate to the side.

Property Information.

The property is currently tenanted on an assured
short term let until April 2025 - Details from the
seller's sole agent.

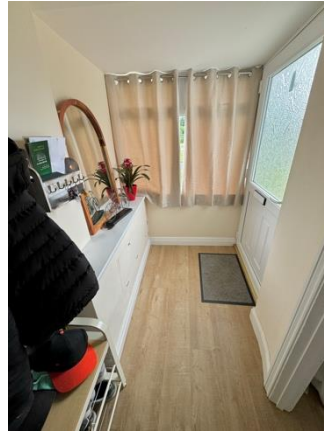
Local Council is East Cambridgeshire District
Council

Council Tax Band is A

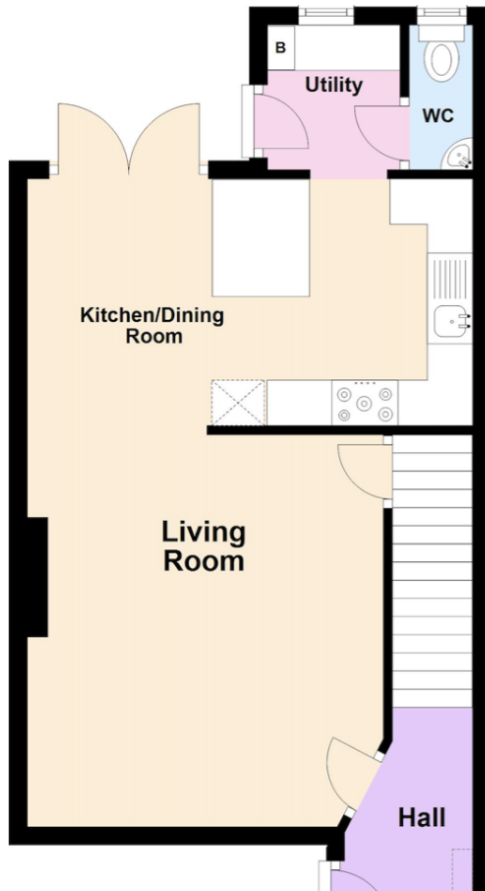
All mains' services are connected.

No history of flooding and no restrictive
covenants as far as the seller is aware.

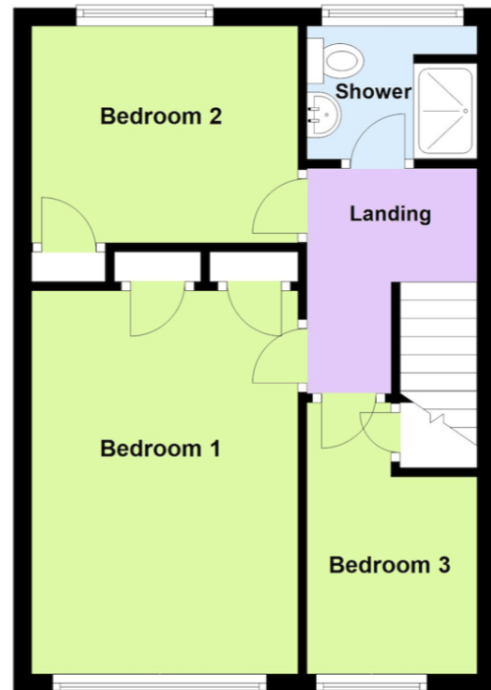




Floor Plan



First Floor
Approx. 35.0 sq. metres (376.8 sq. feet)



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 Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		