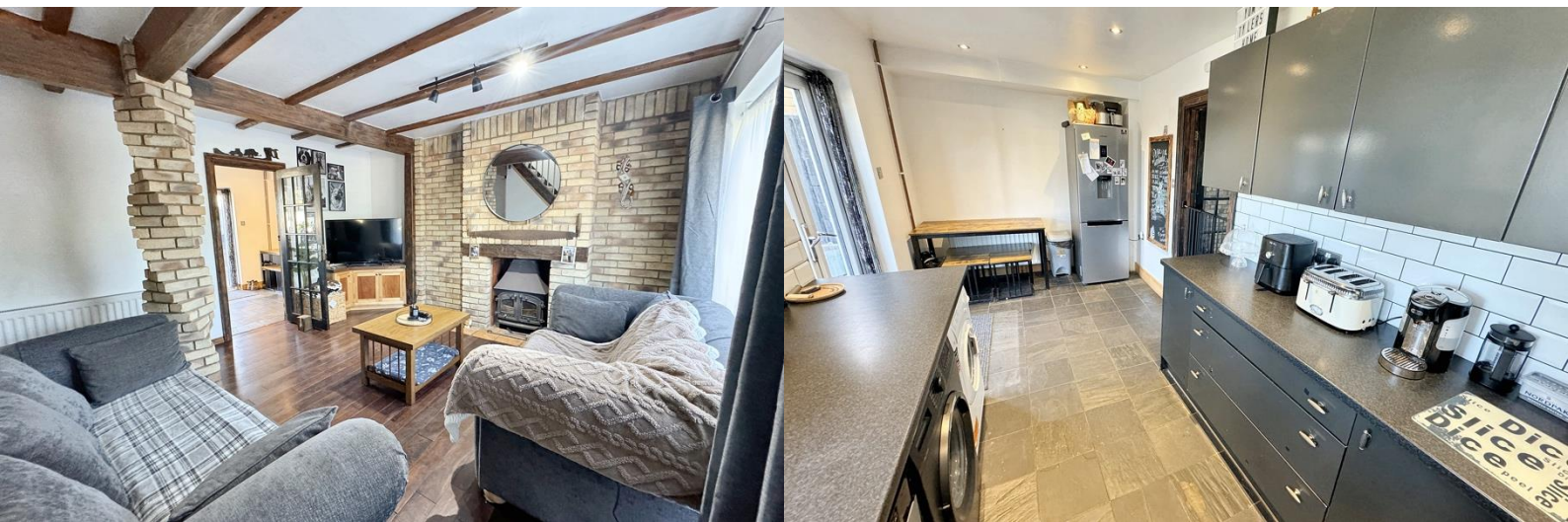




## 11 Lark Bank

Prickwillow, Ely, Cambs, CB7 4SW

**Guide Price £260,000**



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## Description

Nicely presented 3 bed semi-detached non-estate house which has been improved by the present owners. The property benefits from LP gas fired central heating, double glazing, large garden, workshop and outbuildings, secure off-road parking and views of open countryside. Located in a small hamlet on the outskirts of this small village close to the city of Ely, viewing is recommended.

### **Kitchen/Diner** - 5m x 2.36m (16'5" x 7'9")

Double glazed patio doors to the rear garden and double-glazed window to the rear aspect. Tiled flooring. Range of units at base and wall level with work surfaces over. Built-in single oven with electric hob over and extractor above. Space and plumbing for automatic washing machine. Tiled splash areas. Radiator. Wall mounted gas fired boiler serving central heating and hot water.

### **Living Room** - 4.98m x 3.99m (16'4" x 13'1")

Exposed brick wall and fireplace with solid fuel burner on a tiled hearth. Ceiling light point. Beams to ceiling. Radiator. Under stairs storage cupboard. Double glazed patio doors to the front garden. Built in TV stand and cupboards to corner. Circular window with stained glass.

## Landing

Double glazed window to the side aspect. access to loft space being part boarded. Ceiling light point.

### **Bedroom 1** - 3.2m x 2.95m (10'6" x 9'8")

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

### **Bedroom 2** - 3.38m x 2.72m (11'1" x 8'11")

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

### **Bedroom 3** - 2.49m x 2.21m (8'2" x 7'3")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Work surface with drawers under.

### **Shower Room** - 1.75m x 1.7m (5'9" x 5'7")

Refitted with low level WC, Wash basin in vanity unit with cupboard under. Double glazed window to the front aspect. Extensive tiling. Enclosed shower with rainfall shower head. Spotlights to ceiling.

## Outside

Front garden has personal gate leading into a good-sized area of artificial lawn. Path to raised deck area with pergola above. Access to underground LPG tank . Timber fencing to boundaries.

To the side of the house are good sized timber storage barns, electric meter cupboard and path to the rear garden.

The large rear garden is laid mainly to lawn with flower and shrubs, raised flower beds, timber fencing and gate to the rear parking area. There is a raised deck area with pergola over and timber bench seating.

A gravelled area is to the back of the plot adjoining open countryside and is approached through lockable gates providing off road secure parking for several vehicles There is a detached timber storage/workshop with power, light and window to the side.

## Property Information

Local Council is East Cambridgeshire District Council

Council Tax Band is A

LPG Heating,

The vendor informs us there are no wayleaves, easements or rights of way over the property.

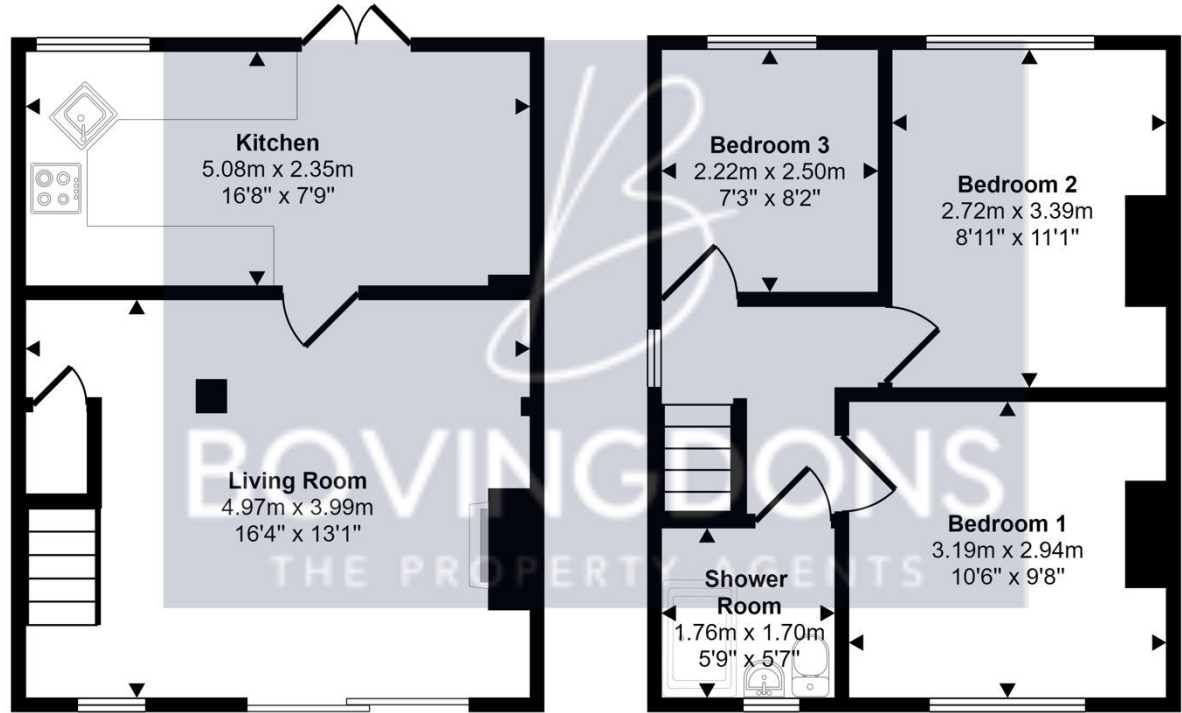
There are flood measures in place from the river at the front.





# Floor Plan

Approx Gross Internal Area  
66 sq m / 709 sq ft



## Ground Floor

Approx 33 sq m / 351 sq ft

## First Floor

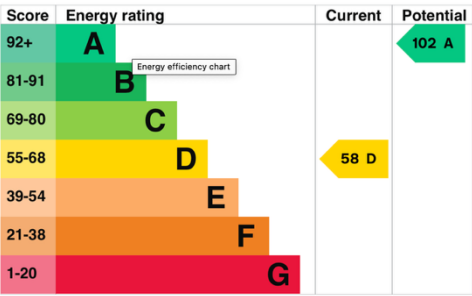
Approx 33 sq m / 358 sq ft

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 07500 115321 if you wish to arrange a viewing appointment for this  
property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.