



## 59 High Street

Aldreth, Ely, Cambs, CB6 3PG

**Guide Price £265,000**

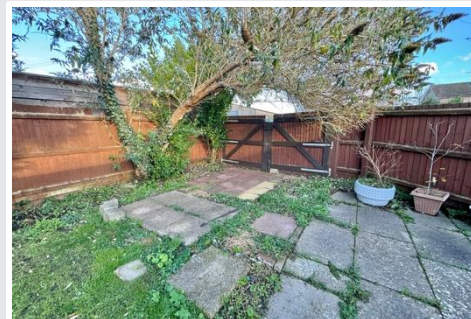




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## Description

Non-Estate and extended 3 bed semi-detached house in this popular small Hamlet . The property is in need of some updating, but offers no onward chain and has double glazing, oil fired central heating, off road parking for 3 vehicles, good sized rear garden and separate reception rooms.

**Storm Porch** - 3.02m x 2.29m (9'11" x 7'6")

Timber built porch. Entrance door to house.

## Entrance Hall

Stairs to first floor. Radiator. Telephone point. Ceiling light point.

**Living Room** - 4.85m x 3.73m (15'11" x 12'3" max narrows to 10'9")

Double glazed windows to the front and side aspects. Timber panelled wall. Ceiling light point. Radiator. Stone fireplace surround with solid fuel burner (not in operation). Two wall light points.

**Kitchen** - 4.85m x 2.72m (15'11" x 8'11")

Range of floor standing units with work surfaces over and incorporating a stainless-steel sink. Built in cupboard housing the electric meter and fuse box. Understairs cupboard with hot water tank. Further storage cupboard with shelving. Radiator. Wood panelled wall. Door to rear garden. Opening to dining room.

**Dining Room** - 3.89m x 2.24m (12'9" x 7'4")

Double glazed patio doors to rear garden. Ceiling light point.

## Landing

Radiator. Ceiling light point.

**Bedroom 1** - 4.01m x 2.74m (13'2" max x 9'0")

Double glazed windows to the side and front aspect. Radiator. Ceiling light point.

## Bedroom 2

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

## Bedroom 3 - 2.74m x 2.01m (9'0" x 6'7")

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

## Bathroom - 1.93m x 1.75m (6'4" x 5'9")

Fully tiled. Panelled bath with mixer tap and shower attachment. Pedestal wash basin. Low level WC. Double glazed window to the rear aspect. Radiator.

## Outside

The front garden is laid mainly to shingle providing off road parking for 2/3 vehicles.. A gate and low timber fence leads to the entrance porch and another small gate leading to the rear garden.

The rear garden is laid mainly to lawn with a paved patio, timber fencing to borders, flower and shrub bedding, base for shed, Oil tank and Oil-fired boiler serving heating and hot water. There are double gates to the rear allowing vehicle access.

## Property Information

Local Council is East Cambridgeshire District Council

Council Tax Band is C

EPC Rating is E

Oil fired heating to radiators

Tenure is Freehold and registered under Title Number CB123394

There are some covenants – details from Bovingdons.

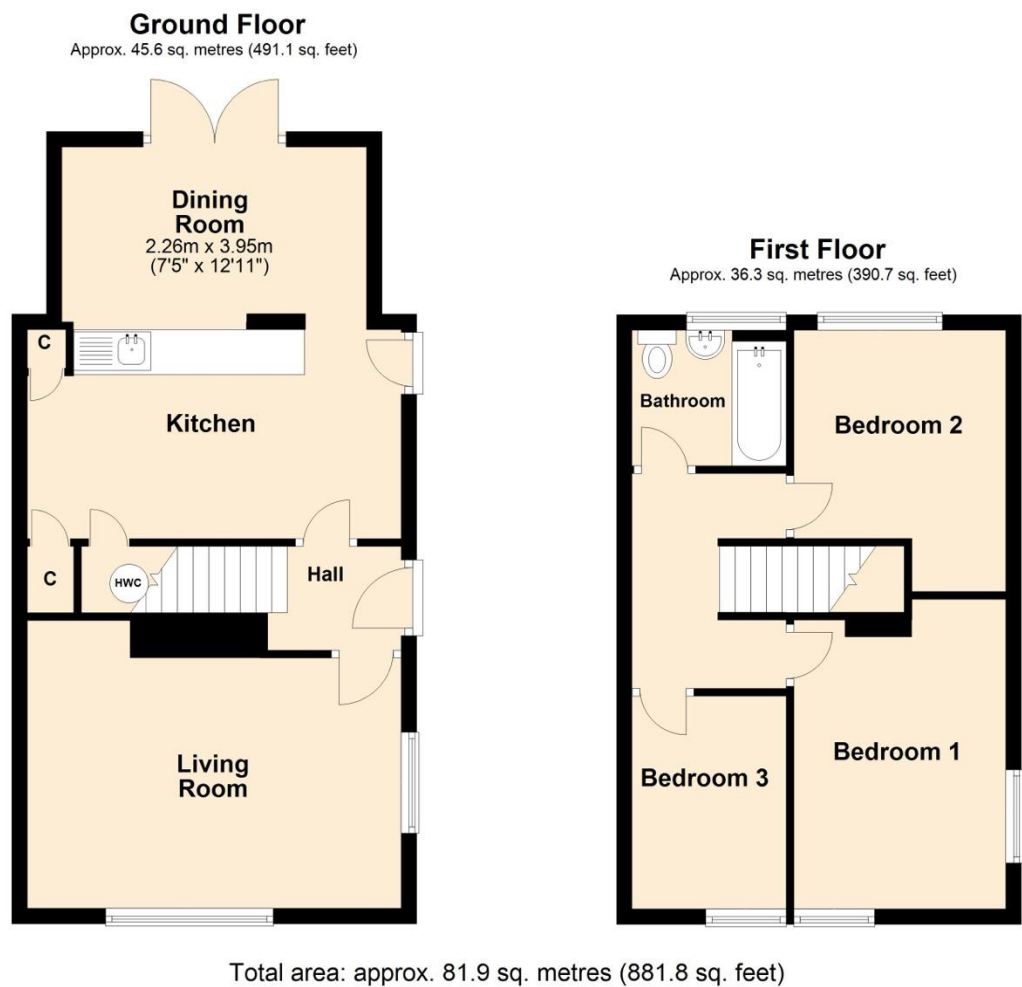
Estimated Broadband speeds: Standard 8 mbps, Superfast 79 mbps, Ultrafast 100 mbps.







## Floor Plan



## 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

