



23 Drury Lane

Wicken, Ely, Cambs, CB7 5XY

Guide Price £350,000



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Description

This spacious two-bedroom semi-detached bungalow, which has no onward chain, sits on a good-sized plot within this popular village and benefits from Oil central heating and double glazing. The accommodation requires some updating but offers entrance porch, entrance hall, living room, Kitchen/breakfast room, utility room, shower room, two double bedrooms, large conservatory, single garage, parking and large rear garden. Viewing is recommended.

Entrance Porch - 1.83m x 1.78m (6'0" x 5'10")

Double glazed entrance door and double-glazed windows to three aspects. Double glazed door and side panel to the entrance hall.

Entrance Hall

Multi-paned glass wall to living room. Coved ceiling with light point. Access to loft space. Central heating thermostat. Corners storage/cloak cupboard with coat hooks.

Living Room - 4.62m x 3.12m (15'2" x 10'3")

Double glazed bow window to the front aspect. Two radiators. Coved ceiling with light point. Brick fire surround and display shelving with timber mantel and an electric fire.

Kitchen/Diner - 4.62m x 3.02m (15'2" x 9'11")

Range of units at base and wall level with roll-top work surfaces over. Two and a half bowl sink with mixer tap. Space for free standing cooker with extractor canopy over. Double glazed window to the rear aspect and double-glazed patio door to the conservatory. Two radiators. Cupboard housing hot water tank. Further cupboard with shelving and electric meter. Tiled splash areas. Two ceiling light points. Glazed door to Utility.

Utility Room - 3.73m x 2.54m (12'3" x 8'4")

Double glazed window to the rear aspect and double-glazed door to the rear garden. Work surface with space under for appliances. Single bowl stainless steel sink with cupboards under. Tiled splash areas. Floor standing Trianco Oil-fired boiler serving central heating and hot water. Radiator. Ceiling light point.

Bedroom 1 - 3.76m x 3.63m (12'4" x 11'11")

Range of wardrobes and drawers to one wall. Double glazed sliding patio doors to conservatory. Radiator. Coved ceiling with light point.

Bedroom 2 - 3.28m x 3.2m (10'9" x 10'6")

Double glazed bow window to the front aspect. Radiator. Coved ceiling with light point. Built-in triple wardrobes with cupboards above.

Shower Room - 1.91m x 1.65m (6'3" x 5'5")

Double glazed window to the rear aspect. Pedestal wash basin. Low level WC. Corner shower cubicle. Radiator. Fully tiled walls.

Conservatory 1 - 4.75m x 2.54m (15'7" x 8'4")

Double glazed windows to the side and rear aspect. Tiled floor. Radiator. Double glazed sliding patio doors to the rear garden. Spotlights. Opening to:

Conservatory 2 - 4.67m x 2.54m (15'4" x 8'4")

Radiator. Double glazed patio doors to the rear garden and double-glazed windows to the rear and side aspects. Tiled floor. Two fluorescent strip lights.

Outside

The frontage is mainly block paved to provide off street parking and a concrete driveway which leads to an attached single garage with electric roller door, power and light. There is a path to the side providing access to the rear garden.

The large rear garden is laid mainly to lawn, but has a large patio, Oil tank, timber shed and timber summer house, flower and shrubs beds and timber fencing to boundaries.



Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is C.

The property is Freehold with registered title CB196033

Flood risk is very low.

Mains water, electricity and sewerage are connected - Heating is Oil fired.

There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way.

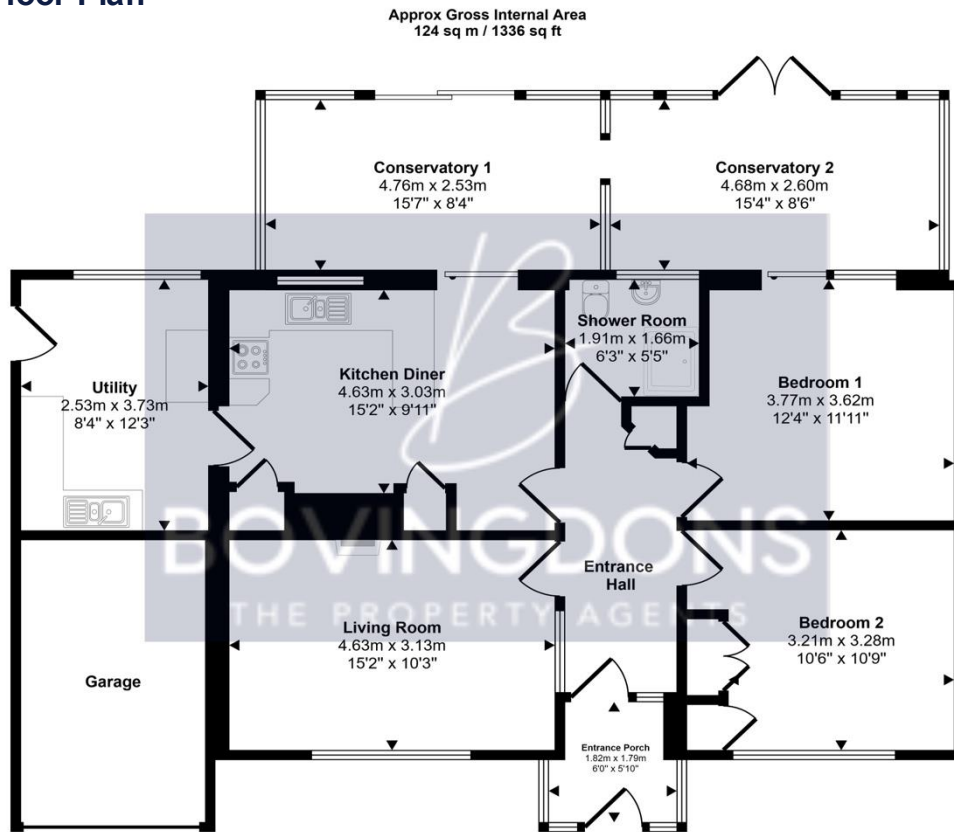
Estimated broadband speeds are Standard 2 mbps, Superfast 80mbps & Ultrafast 1800mbps

NO ONWARD CHAIN.





Floor Plan



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.



Energy Efficiency Graph

EPC

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Viewing

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

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.

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