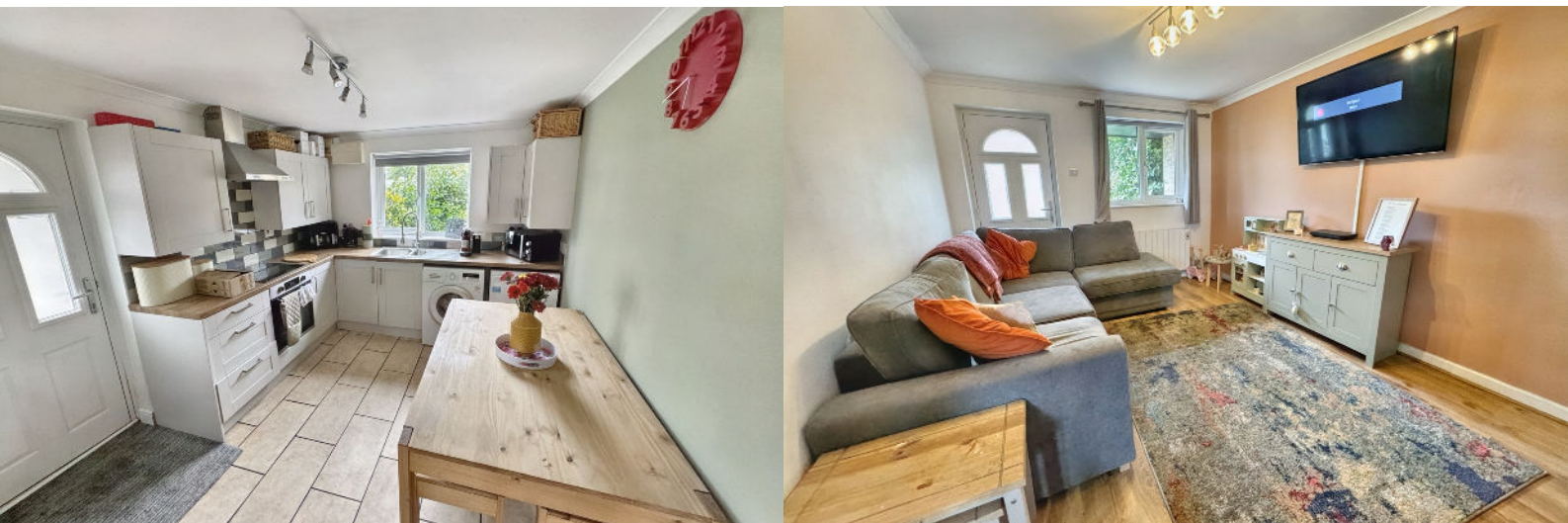




34 Main Street

Prickwillow, Ely Cambs, CB7 4UN

Offers Over £250,000



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Description

Well-presented 2 bed end of terrace home situated in a quiet cul-de-sac at the heart of this small hamlet only 10 minutes' drive from the city of Ely. The property offers 2 double bedrooms, kitchen /diner, good sized lounge, WC, refitted bathroom and gardens to front and rear and with a parking area to the rear. Viewing recommended.

Kitchen/Diner - 3.86m x 2.84m (12'8" x 9'4")

Double glazed window to the front aspect. Range of units at base and wall level with roll-top work surfaces over. One and a half bowl sink with mixer tap. Spaces and plumbing for automatic washing machine and dishwasher. Electric radiator. Space for upright fridge freezer. Coved ceiling with light point. Tiled splash areas. 4 Ring electric hob. Integrated single electric oven Hoover stainless steel extractor hood. Fusebox. Tiled flooring. Door to access to street. Door to:

Inner Lobby - 2.03m x 1.83m (6'8" x 6'0")

Electric radiator. Double glazed door and side window to the rear garden. Tiled flooring. Coved ceiling with light point. Stairs to first floor with understairs storage cupboard. Door to WC and door to Living room.

WC - 2.03m x 1.14m (6'8" x 3'9")

Low level WC. Tiled flooring. Double glazed window to the side aspect. Wash basin with cupboard under. Coved ceiling with light point.

Living Room - 4.14m x 3.05m (13'7" x 10'0")

Double glazed window to the front aspect. Door to front garden. Electric radiator. Coved ceiling with light point.

Landing

Half landing and full landing. Airing cupboard with pre-lagged hot water cylinder and shelving. Double glazed window to the rear aspect. Access to loft space. Ceiling light point.

Bedroom 1 - 4.17m x 3.12m (13'8" max x 10'3")

Double glazed window to the front aspect. Electric radiator. Coved ceiling with light point.

Bedroom 2 - 3.94m x 2.79m (12'11" x 9'2")

Double glazed window to the front aspect. Electric radiator. Ceiling light point.

Bathroom - 2.77m x 1.98m (9'1" x 6'6")

'P' Shaped panelled bath with mixer tap. shower screen and electric Triton shower over. Tiled splash area. heated towel rail. Wash basin with cupboards under Low level WC. Double glazed window to the rear aspect. Extractor fan and ceiling light point.

Outside

The front garden is fully enclosed with mature hedging and laid to gravel. Personal gate to street.

Water tap. Covered porch to living room door.

The rear garden has a personal gate from the side, and is laid to gravel, patio and has an outside water tap and timber fencing to boundaries.

There is an area to the rear providing off road parking for two to four vehicles.

NOTES

Local Council is East Cambridgeshire District Council

Council Tax Band is B

Electric Heating.

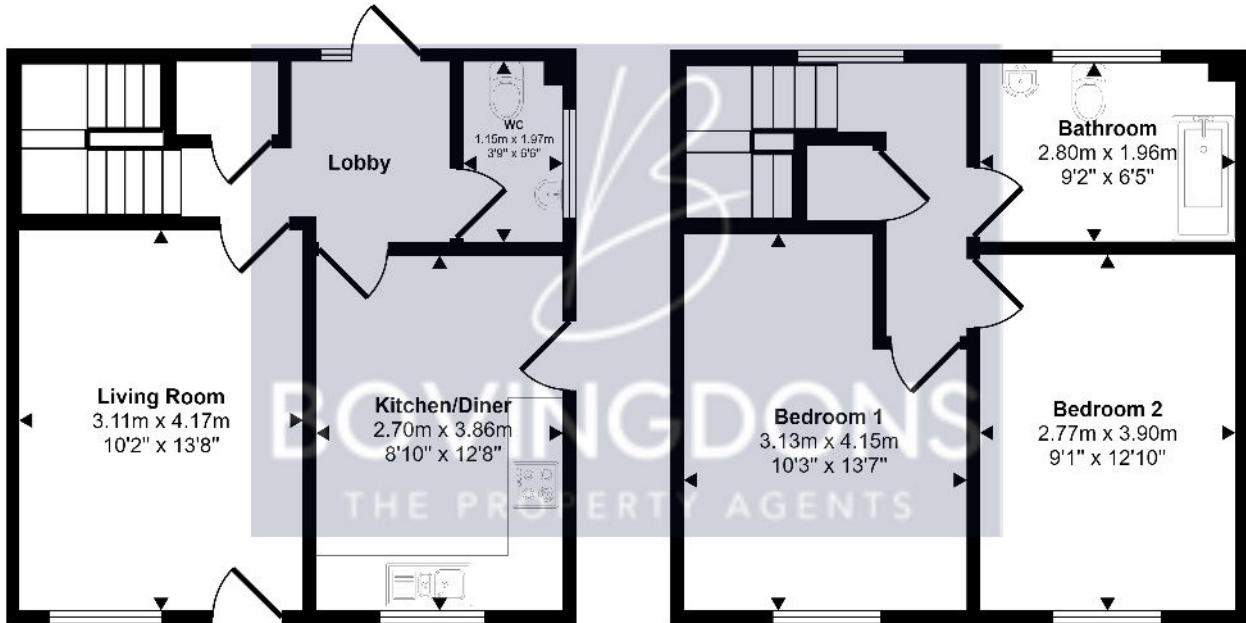
Parking to rear.





Floor Plan

Approx Gross Internal Area
73 sq m / 781 sq ft



Ground Floor
Approx 36 sq m / 389 sq ft

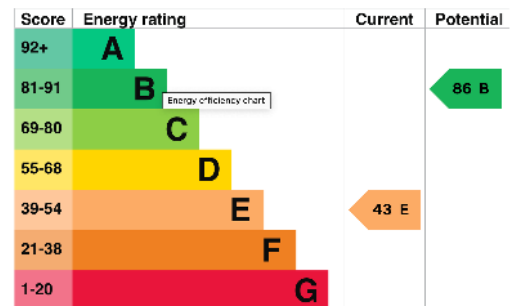
First Floor
Approx 36 sq m / 392 sq ft

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.