



11a Egremont Street, Cambs, CB6 1AE

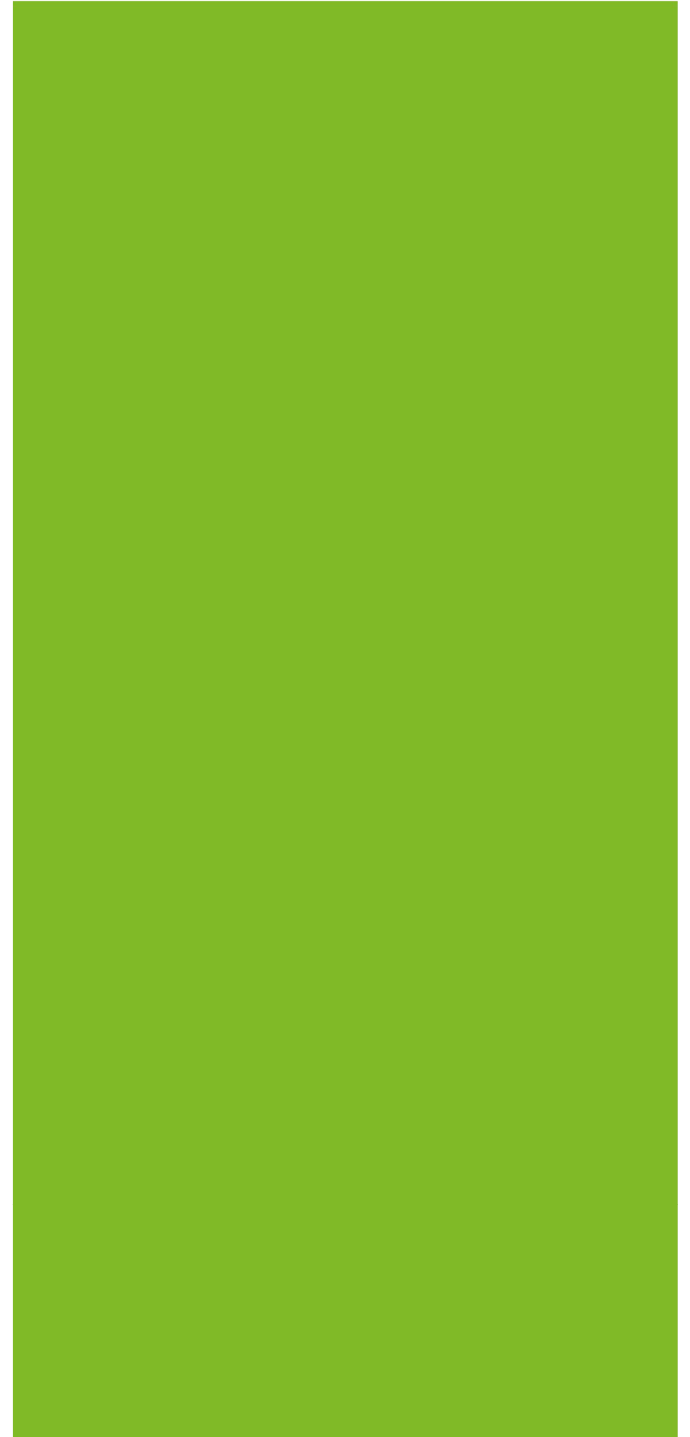
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This Edwardian semi-detached residence having been tastefully improved, situated in a sought after central City location with stunning views of Ely Cathedral to the rear. The charming accommodation, which really must be viewed to be appreciated, comprises of Entrance Hall, Sitting Room with period style radiator, and attractive period style fireplace Fitted Kitchen/ Dining Room with attractive flooring, Washing machine, fridge freezer, , French doors to the rear, excellent range of fitted units with range style cooker. Three Bedrooms: Front Bedroom (1) with two sash windows to the front and feature fireplace. Rear Bedroom (2) with a period style radiator and feature fireplace. Note there are superb views of Ely Cathedral from this room. Front Bedroom (3) with a sash window to the front. Bathroom with chrome towel radiator, shower cubicle and shower over bath with attractive wall tiling around. 1 Parking Space. Unfurnished. EPC Rating E.

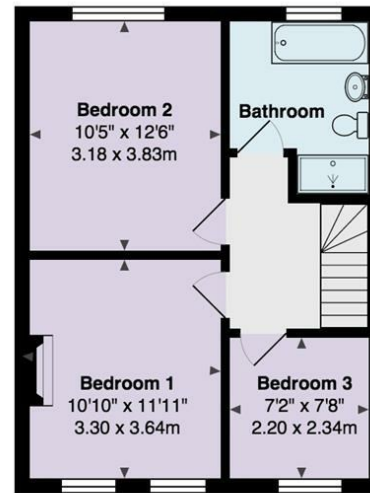
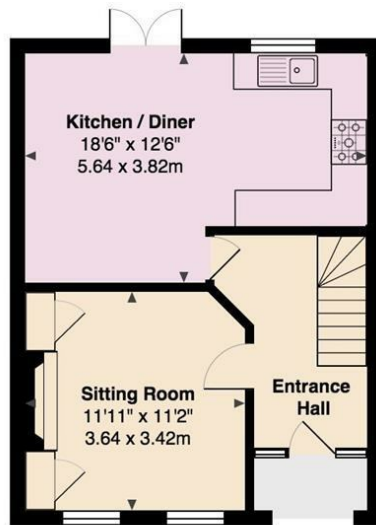
Features

- Parking to side
- Gas central Heating
- City location
- View of the Cathedral from the upstairs bedroom





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Total Area: 926 ft² ... 86.0 m²

All measurements are approximate and for display purposes only

TENURE

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

East Cambs Council/Anglia Revenues Partnership

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		83			82
	48			44	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX

01353 665020

lettings@clarkhomes.co.uk

clarkhomes.co.uk

