

Prospect House, 3a St Thomas Place, Ely,
Cams., CB7 4EX
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6 Aspen Close, Ely, CB7 4TL
Asking Price £275,000





About 71.2 m² ... 767 ft²
All dimensions / floor plans are approximate and should not be relied upon.

- Extended Semi-Detached House
- Established City Location
- Dining Room/Bedroom 3 & Cloakroom
- Gas Fired Radiator Heating
- Garden & Off Road Parking
- Ideal First Purchase Or Investment
- Sitting Room & Kitchen
- 2 Good Sized Bedrooms & Bathroom
- Sealed Unit Double Glazing
- NO ONWARD CHAIN



An extended semi-detached house providing versatile accommodation suitable for a variety of needs. Accommodation comprises: sitting room, kitchen with integrated oven and hob, 2 good sized bedrooms, bathroom and a superb ground floor extension, incorporating a cloakroom, and created wonderful additional accommodation currently used as a dining room but could easily be used as a further bedroom. There is off road parking to the front and a good sized, enclosed garden to the rear which is mainly, decked, paved and gravelled. Heating is gas fired to radiators and the windows are sealed unit double glazed.

The Council Tax rating is currently Band B and the EPC rating is currently Band D. The property would be ideal for first time buyers or as an investment opportunity and for those wishing to complete quickly the property further benefits from not having an onward chain.

Ely is a charming cathedral city with a good range of day-to-day facilities, schools catering for all age ranges, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London, which is just over an hour's journey. The property is particularly well placed within close proximity of Ely Sailing Climb and a number of fine, countryside walks.



Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

<https://w3w.co/tilts.tuck.unhelpful>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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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