

Asking Price £347,000
Freehold



57 Silver Street, Ely, Cambridgeshire, CB7 4JB

 david clark
& company

**57 Silver Street, Ely,
Cambridgeshire, CB7 4JB**

**Charming semi-detached cottage
situated in a prime central city
location.**

A rare opportunity to acquire a 2 bedroom semi-detached cottage situated on the south side of Silver Street, which is widely recognised as one of the best residential streets in Ely. While the property has been well maintained over the years, it would benefit from general updating, providing prospective purchasers with an ideal opportunity to carry out any alterations and improvements to their own particular taste and standard. Heating is gas fired to radiators (new boiler approximately 5 years and serviced annually) and the windows are secondary double glazed. A particular feature of the property is its delightful, landscaped courtyard style garden, which has been designed for ease of maintenance and includes an excellent Home Office/Studio, suitable for a variety of uses. The Council Tax is currently Band B and the EPC rating is currently Band D. For those wishing to complete as soon as possible 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. Situated within a Conservation Area number 57 Silver Street is just a ten-minute walk to the station and a few hundred yards from the city centre, Cathedral and the highly regarded independent school, King's Ely

Features

- Semi-Detached Cottage in Central Location
- Excellent Extended Accommodation
- Delightful South West Facing Garden
- Home Office/Studio Suitable For a Variety of Uses
- No Parking but Parking Available Nearby





Front Entrance Door to:-

Sitting Room:

Stairs to first floor, open fireplace, shelving and base level cupboards to alcove and door to:-

Kitchen:

Range of matching base and wall cabinets, work surfaces, sink unit, integrated dishwasher and archway with double doors to:-

Dining Room:

Dual aspect and door to courtyard garden.

FIRST FLOOR:

Landing:

Bedroom 1:

Range of built in wardrobes and shelved storage cupboard.

Bedroom 2:

Built in double wardrobes and door to:-

En Suite Bathroom:

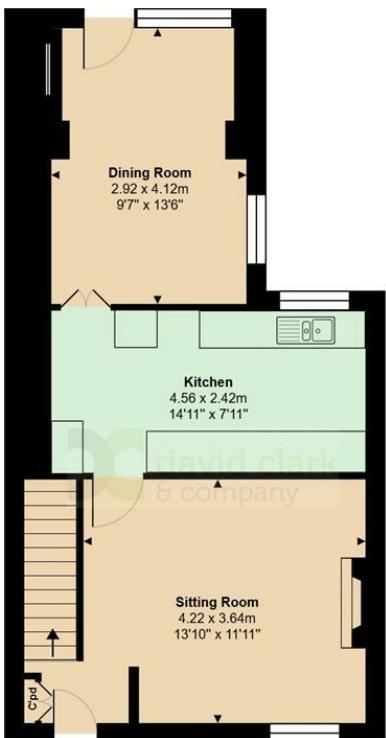
Low level WC, pedestal wash basin, panelled bath with separate shower attachment and heated towel rail.

Shower Room:

Low level WC, pedestal wash basin, shower cubicle, heated towel rail and loft hatch to roof space.

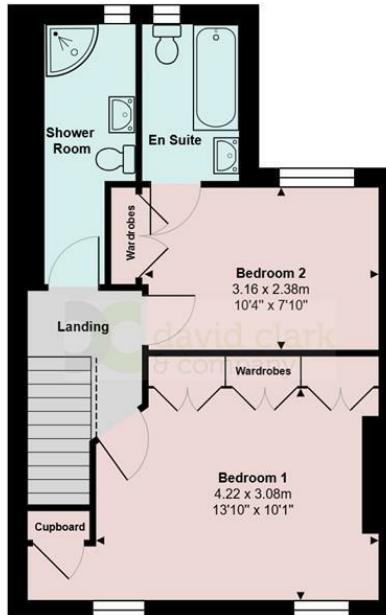
OUTSIDE:

A south west facing, landscaped garden to the rear is fully enclosed by walling and fencing and has been designed for ease of maintenance. Split level paved terraces are bordered by ground level and raised flower and shrub bed beds and there is a charming home office/studio 4.66m x 2.35m (15'3" x 7'8") of brick construction under a tiled roof, with power, light and electric heating, suitable for a variety of uses. There is also a gated pedestrian right of way in favour of 57 Silver Street for which access is between 4 & 6 Parade Lane and across the rear garden of 55 Silver Street.



about 85.5 m² ... 921 ft²

All dimensions / floor plans are approximate and should not be relied upon.



TENURE

Freehold

SERVICES

Mains Water, Electricity and Gas Connected.

LOCAL AUTHORITY

East Cambridgeshire District Council

COUNCIL TAX BAND

B

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

<https://w3w.co/interviewer.bids.triads>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

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.

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