



14 Spencer Croft, Ely, CB6 1TJ

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TWO-BEDROOM TERRACED HOME | GARAGE & PARKING | NEWLY FITTED KITCHEN | NEW CARPETS | APPROX. 588 SQ FT | IDEAL FIRST-TIME PURCHASE OR INVESTMENT

Situated in Spencer Croft, Ely, this two-bedroom terraced home offers well-planned accommodation arranged over two floors, together with the added benefit of a garage and parking.

The ground floor features a spacious lounge/diner, providing a comfortable area for relaxing and entertaining, alongside a newly fitted kitchen with a fresh, modern feel. New carpets have also been fitted, giving the property a refreshed finish.

Upstairs, the property offers two bedrooms, with the principal bedroom providing a comfortable sleeping space and the second bedroom offering flexibility for guests, a home office or a dressing room. The accommodation is completed by a family bathroom.

Extending to approximately 588 sq ft, this property would make an appealing purchase for first-time buyers, couples or investors seeking a home in Ely with useful additional storage and parking facilities.

Approximately 588 sq ft of accommodation

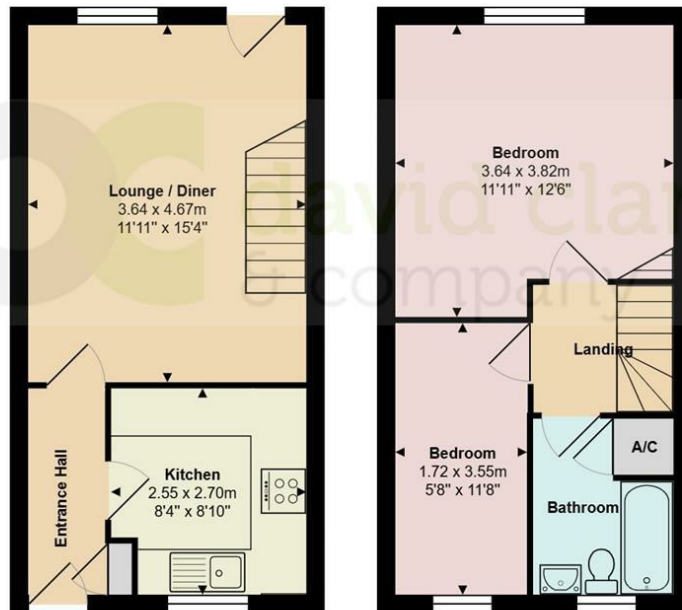
An excellent opportunity to purchase a refreshed two-bedroom home with a newly fitted kitchen, new carpets, garage and parking.

### Features

- TWO-BEDROOM PROPERTY IN A SOUGHT-AFTER ELY LOCATION
- NEWLY FITTED KITCHEN
- NEW CARPETS THROUGHOUT
- BRIGHT AND WELCOMING LIVING ACCOMMODATION
- GARAGE
- ADDITIONAL PARKING
- IDEAL FIRST-TIME PURCHASE
- CONVENIENTLY LOCATED FOR ELY CITY CENTRE AND LOCAL AMENITIES
- SUITABLE FOR DOWNSIZERS OR INVESTORS







About 54.2 m<sup>2</sup> ... 583 ft<sup>2</sup>

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



## TENURE

Freehold

## SERVICES

Water, Electricity and Drainage.

## LOCAL AUTHORITY

East Cambs

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b>                                              |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>                                                |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>                                                |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>                                                |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>                                                |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>                                                |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>                                                 |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             |         | 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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