



10 Speed Lane, Ely, CB7 5BT

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A fantastic opportunity to acquire a two-bedroom bungalow set on a generous plot, offering excellent potential for modernisation and improvement.

The property benefits from a well-proportioned layout, including a bright reception room and the added bonus of a separate dining room, providing flexible living space. There are two good-sized bedrooms and further scope to reconfigure or extend (subject to planning permission).

Externally, the property boasts a large garden, ideal for landscaping or outdoor entertaining, along with off-road parking. With its sizeable plot and great potential, this home is perfect for buyers looking to create a bespoke property in a desirable setting.

### Features





## TENURE

Freehold

## SERVICES

Water, Electricity and Drainage.

## LOCAL AUTHORITY

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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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