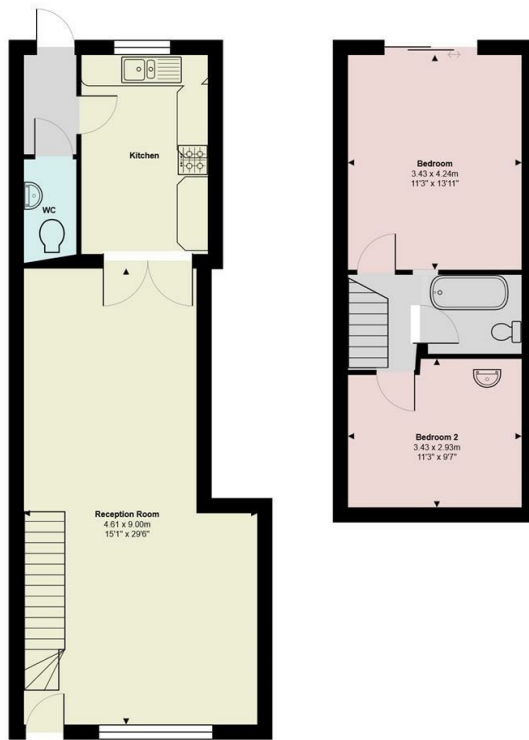


Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
01353 665020 | sales@clarkhomes.co.uk  
clarkhomes.co.uk



52 Broad Street, Ely, CB7 4AH  
Offers Over £220,000





- In need of refurbishment
- Downstairs cloakroom
- Close to Ely town centre
- 2 Bedrooms
- Courtyard Garden
- No onwards chain



Situated in a convenient location just minutes from the town centre and within easy reach of the train station, this two-bedroom property offers an excellent opportunity for buyers looking for a renovation project. Requiring full modernisation throughout, the property has fantastic potential to be transformed into a lovely home or investment property.

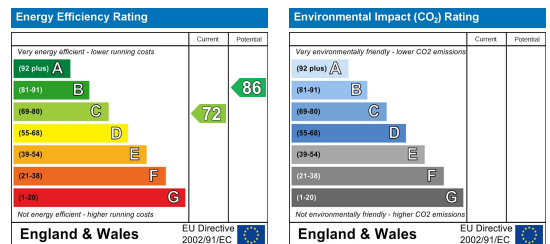
The ground floor briefly comprises a spacious open-plan lounge/dining room, leading through double doors into the kitchen. From the kitchen there is access to a downstairs WC and the enclosed courtyard garden.

To the first floor, the property offers a master bedroom with sliding doors, a second bedroom, and a family bathroom fitted with a bath and overhead shower, wash basin and WC.

Externally, the property benefits from a low-maintenance courtyard garden and roof terrace.  
EPC Rating: C Council Tax Band: B



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



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.