

Prospect House, 3a St Thomas Place, Ely,  
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58 Brooke Grove, Ely, CB6 3WU  
Offers Over £325,000



A beautifully presented three-bedroom semi-detached home, ideally situated on a sought-after road in Ely. The ground floor offers a spacious reception room, a modern kitchen/breakfast room perfect for everyday living, and a convenient downstairs WC. Upstairs, the property features three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom and a useful large storage cupboard. Externally, the home benefits from a garage and off-road parking. The garden is laid to lawn with mature shrubs, providing a pleasant outdoor space for relaxation or entertaining. Ideally located within walking distance of Ely town centre, this property combines comfortable living with excellent convenience, making it an ideal choice for families and professionals alike. Ely offers a balance between countryside living and modern convenience. It's quieter and more relaxed than nearby Cambridge, but still has good amenities:

- A compact, walkable city centre with independent shops, cafés, and markets
- A strong sense of community
- Good schools and family-friendly neighbourhoods
- Easy access to open countryside and riverside walks along the River Great Ouse

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



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>			(81 plus) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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