

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



19 Priors Court, Ely, CB6 2PY
Asking Price £210,000





About 78.3 m² ... 842 ft²

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

- Semi-Detached Bungalow in Non-Estate Location
- Spacious Sitting/Dining Room & Conservatory
- 2 Good Sized Bedrooms & Bathroom
- Potential To Create Additional Accommodation (STPP)
- Parking & Single Garage
- Excellent Position at the End of a No-Through Road
- Kitchen With Integrated & Free Standing Appliances
- Electric Heating & Upvc Double Glazed Windows
- Large, Fully Enclosed Garden to Rear
- NO ONWARD CHAIN

A semi-detached bungalow occupying a fine position and the end of an established cul-de-sac. The accommodation, in brief, comprise:- entrance hall, sitting/dining room, conservatory, kitchen, 2 bedrooms and a bathroom. Heating is via electric night storage heaters and the windows are Upvc sealed unit double glazed. There is an open plan garden to the front, a good sized, fully enclosed, garden to the rear, together with a parking space and single garage in nearby block. The size of the garden offers potential to extend the accommodation, subject to any necessary planning consents being obtained. The Council Tax rating is currently Band B and the EPC rating is currently being assessed.

Sutton is a well served village with a good range of facilities including a primary school, hairdressers, public house, various take-away's, doctors surgery, pharmacy, convenience store and Co-op, all of which are within close proximity of the property.

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

<https://w3w.co/shortens.prune.traps>



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

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.