

**Asking Price £595,000**  
**Freehold**



**168 Beresford Road, Ely, Cambridgeshire, CB6 3SG**

## Impressive semi-detached family house situated in an established and highly sought after city location.

Set back from the road and screened to the front by mature trees and bushes, the property enjoys a relatively private setting within the development. Arranged over two floors the property offers spacious and well proportioned rooms, suitable for a variety of family needs. In brief, the accommodation comprises:- entrance porch, entrance hall, cloakroom, kitchen/breakfast room, utility room and 3 reception rooms at ground floor level and 5 bedrooms and 3 bath/shower rooms (2 en suite) at first floor level. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There are established, low maintenance gardens to the front and rear, parking for several cars and a double garage. The Council Tax rating is currently Band E and the EPC rating is currently being assessed. The property further benefits from being able to offer vacant possession with no onward chain.

Beresford Road is particularly well placed for access to St John's Community Primary School and Ely leisure, a complex on the western outskirts of the city, which includes various eating establishments, cinema, sports centre, swimming pool together with sporting activities including golf, squash and tennis. Ely offers a good range of day-to-day amenities, several weekly markets and a mainline railway station with services to Cambridge, London, Birmingham and the north.

## Features

- Impressive Family House in Highly Regarded Location
- Catchment Area For St John's Community Primary School
- Sitting Room, Dining Room & Study
- Kitchen/Breakfast Room, Utility Room & Cloakroom
- 5 Bedrooms & 3 Bath/Shower Rooms (2 En Suite)





#### Entrance Porch:

Door to:-

#### Entrance Hall:

Stairs to floor floor.

#### Cloakroom:

Tiled floor, low level WC and wash hand basin.

#### Study:

#### Sitting Room:

Fireplace with stone surround and hearth and inset gas fire.  
French doors to:-

#### Dining Room:

Dual aspect, French doors to garden and door to:-

#### Kitchen/Breakfast Room:

Tiled floor, sink unit, range of matching base and wall cabinets, range of integrated appliances comprising fridge/freezer, dishwasher, double oven and 4 ring gas hob with extractor fan above. Door to:-

#### Utility Room:

Tiled floor, sink unit, base level cabinets, Cupboard housing the hot water cylinder, cupboard housing the gas boiler, position for washing machine and tumble dryer and door to garden.

#### FIRST FLOOR:

#### Landing:

Linen cupboard and loft hatch to roof space.

#### Bedroom 1:

Dual aspect, range of built in wardrobes and door to:-

#### En Suite Bathroom:

Tiled floor, low level WC, wash hand basin and 'System Pool' bath.

#### Bedroom 2:

Dual aspect, range of built in wardrobes and door:-

#### En Suite Shower Room:

Low level WC, wash hand basin and shower cubicle.

#### Bedroom 3:

#### Bedroom 4:

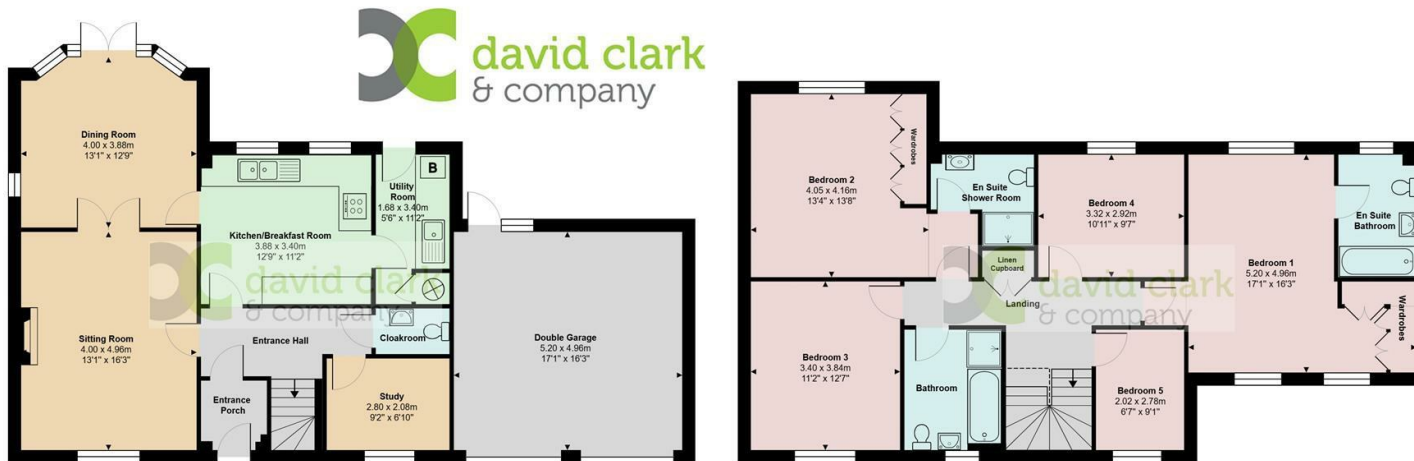
#### Bedroom 5:

#### Bathroom:

Tiled floor, low level WC, wash hand basin, panelled bath and shower cubicle.

#### OUTSIDE:

The property is set well back from the road behind areas of artificial lawn and a variety of established shrubs and bushes. A block paved driveway provides off road parking and access to a double garage with twin remote controlled up and over doors to front, power, light and door to rear garden. The rear garden is fully enclosed and contains an artificial lawn, established shrubs and bushes and paved terraces.



About 198.3 m<sup>2</sup> ... 2134 ft<sup>2</sup>  
All dimensions / floor plans are approximate and should not be relied upon.

**TENURE**  
Freehold

## SERVICES

Mains Water, Electricity and Gas Connected.  
Septic Tank Drainage.

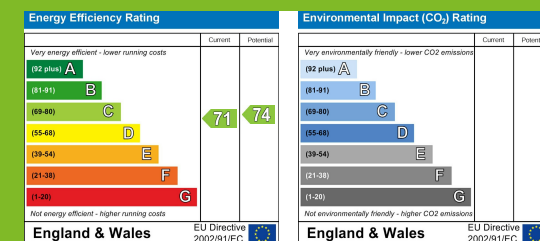
East Cambridgeshire District Council

**LOCAL AUTHORITY**

**COUNCIL TAX BAND**  
E

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

<https://w3w.co/headsets.reporting.escorting>



**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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