

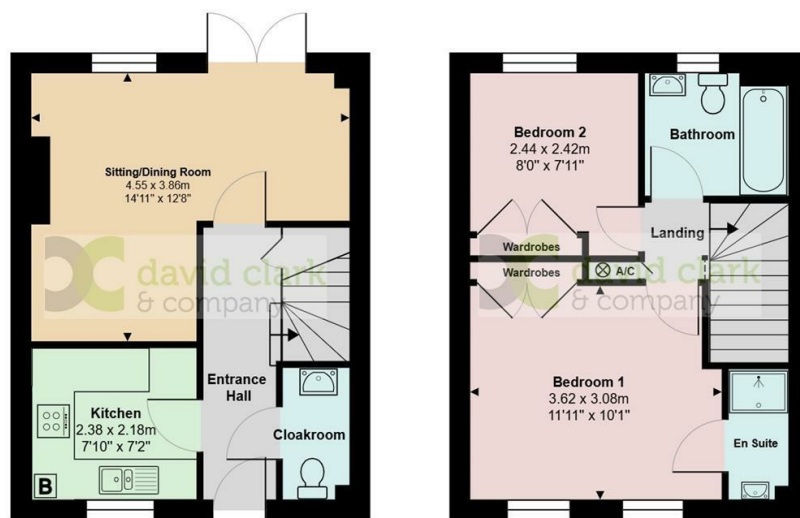
Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
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22 Briar Grove, Ely, CB6 3EU  
Asking Price £309,000







About 56.3 m<sup>2</sup> ... 606 ft<sup>2</sup>

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

- Modern Semi-Detached House in Established City Location
- Kitchen With Fitted Oven, Hob & Extractor
- 2 Bedrooms & 2 Bath/Shower Room (1 En Suite)
- Upvc Sealed Unit Double Glazed Windows
- Good Sized, Fully Enclosed Garden to Rear
- Ideal First Purchase or Investment Opportunity
- Sitting/Dining Room With French Doors to Garden
- Gas Fired Heating (New Glow-Worm Boiler in 2023)
- Parking & Single Garage to Side



A modern semi-detached house offering extremely well presented accommodation over two floors, in brief, comprising:- entrance hall, cloakroom, kitchen, sitting/dining at ground floor level and 2 bedrooms, 2 bath/shower rooms (1 en suite) at first floor level. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is a small open plan garden area to the front of the house, parking and single garage to side and a fully enclosed, low maintenance garden to the rear. The Council Tax rating is currently Band B and the EPC rating is currently Band C.

Briar Grove 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.



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

<https://w3w.co/salaried.couches.tango>

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>		<b>91</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>74</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <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
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.

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