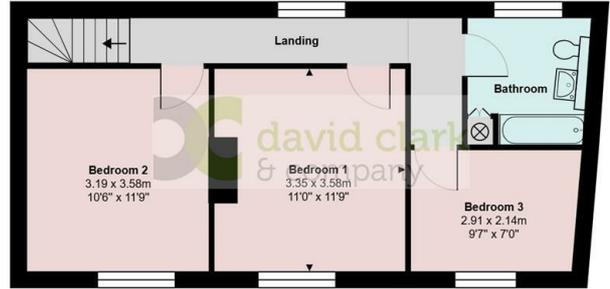


Prospect House, 3a St Thomas Place, Ely,
Cams., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



131 St. John's Road, Ely, CB6 3BW
Asking Price £275,000





About 108.0 m² ... 1163 ft²
All dimensions / floor plans are approximate and should not be relied upon.

- Older Style Semi-Detached House
- 2 Reception Rooms & Kitchen
- 3 Bedrooms & Bathroom
- Good Sized Enclosed garden to Rear
- St John's School Catchment Area
- Requiring Updating & Improvement
- Spacious garden Room & Cloakroom
- Open Plan Garden to Front
- Potential Parking Facilities to Front
- NO ONWARD CHAIN



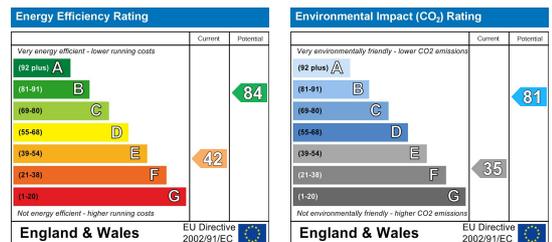
Believed to date from the 1920's, this 3 bedroom semi-detached house occupies a delightful position on the western outskirts of the city. Although the property has been well maintained by the present owners, the accommodation requires updating, but offers excellent potential for prospective purchasers to carry out any future alterations to their own particular taste and standard. In brief, the accommodation comprises:- sitting room, dining room, kitchen, garden room and cloakroom at ground floor level, 3 bedrooms and a bathroom at first floor level. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is a good sized, south facing garden to the rear and an open plan garden area to the front providing potential for off street parking. Mains water, gas and electricity connected. Drainage is via a cesspit shared with the neighbouring property (127 St John's Road). The Council Tax rating is currently Band B and the EPC rating is currently Band E.

The property 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/parading.ghosts.jogged>



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.