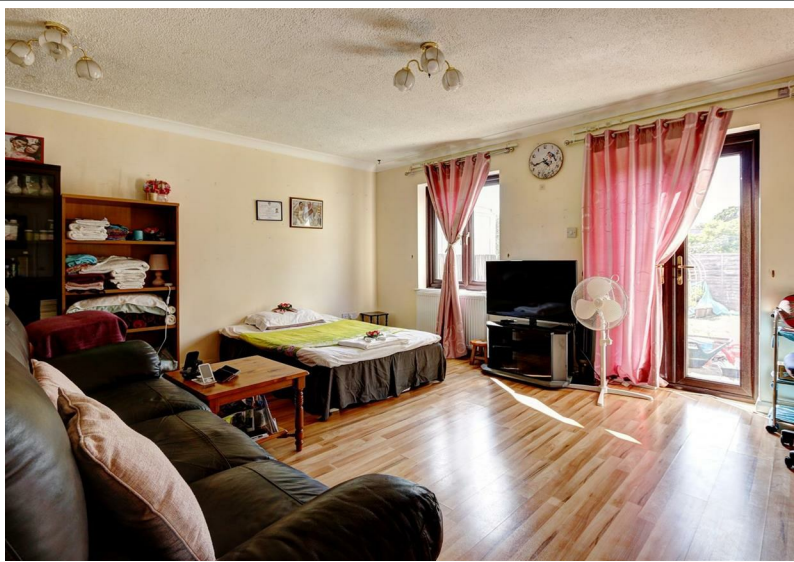
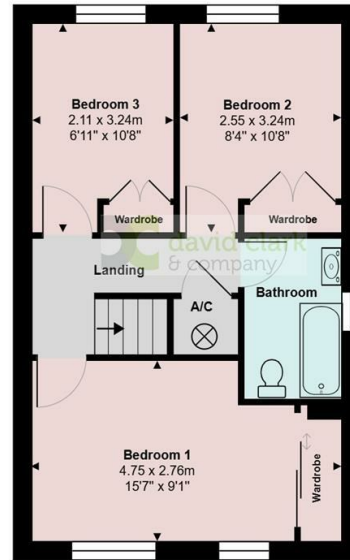


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



3 Dalton Way, Ely, CB6 1DS
Asking Price £360,000





About 76.0 m² ... 818 ft²
All dimensions / floor plans are approximate and should not be relied upon.

- Modern Semi-Detached House
- Well Placed for Access to Schools & The City Centre
- 3 Bedrooms (All With Fitted Wardrobes)
- Bathroom & Cloakroom
- Off Street Parking & Single Garage
- Highly Regarded Established Location
- Kitchen/Breakfast Room & Sitting/Dining Room
- Upvc Sealed Unit Double Glazed Windows
- Gas Fired Radiator Heating
- Good Sized Garden to Rear

A modern semi-detached house originally built in the 1980s and situated in a fine, established city location. Arranged over two floors, the accommodation, in brief, comprises:- entrance hall, cloakroom, kitchen/breakfast room and sitting/dining room at ground floor level and 3 bedrooms (all with built in wardrobes) and a bathroom at first floor level. If required, the property offers potential to create additional accommodation, subject to any necessary planning consents being obtained. There is an enclosed garden area to front, parking and single garage to side with gated pedestrian access to a good sized garden to the rear. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. The Council Tax rating is currently Band D and the EPC rating is currently Band C.

Dalton Way is particularly well placed for access to the city centre, primary and secondary schools 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/shampoo.aliens.quickly>



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	

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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