

Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
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**16 St. Catherine's, Ely, CB6 1AP**

**Asking Price £465,000**





About 112.1 m<sup>2</sup>... 1206 ft<sup>2</sup>  
All dimensions / floor plans are approximate and should not be relied upon.

- **Larger Than Average Semi-Detached House**
- **Well Placed For Access To The City Centre**
- **Spacious Sitting/Dining Room & Conservatory**
- **Gas Fired Heating To Radiators**
- **Parking For 4 Cars & Single Garage**
- **Established & Highly Regarded Location**
- **Kitchen, Utility Room & Cloakroom**
- **3 Double Bedrooms & Re-fitted Bathroom**
- **Upvc Double Glazed Windows**
- **Fully Enclosed Gardens to The Side & Rear**

St Catherine's is a highly regarding location exceptionally well placed for access to the city centre and majority of the amenities Ely has to offer. Well presented throughout the accommodation, in brief, comprises, entrance hall, cloakroom, inner hall, kitchen, spacious sitting/dining room, conservatory and utility room at ground floor level, 3 double bedrooms and re-fitted bathroom at first floor level. There are raised shrub beds to the front of the house, parking to the side for 4 cars, Single Garage 5.35m x 2.78m (17'5" x 9'12") with up and over door to front, power and light and a fully enclosed garden to the rear. A further garden area to the side is fully enclosed and provides a high level of privacy and seclusion. Heating is gas fired to radiators and the windows are sealed unit double glazed. The Council Tax rating is currently Band C and the EPC rating is currently being assessed.

Ely is a charming cathedral city with a good range of day-to-day facilities, schools catering for all age ranges, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London, which is just over an hour's journey. The property is conveniently situated for access to the railway station, city centre, cathedral, the highly regarded independent school, King's Ely, mini supermarket, public house and doctors surgery.

Directions to the property using What3Words.

Enter the link in your browser then click on

Waze or Google Maps:

<https://w3w.co/adults.cheeks.lavished>



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (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			
England & Wales		EU Directive 2002/91/EC	

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