



5 Sandys Crescent, Ely, CB6 1LP

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A two-bedroom bungalow with excellent potential, requiring complete refurbishment throughout and offering an exciting opportunity for buyers looking to create a home to their own specification.

Situated in Sandys Crescent, Littleport, this spacious property provides well-proportioned accommodation extending to approximately 816 sq ft, together with an attached garage.

The accommodation comprises an entrance hall, living room, kitchen, bathroom and two bedrooms, with the larger bedroom measuring approximately 4.05m x 4.04m. The property requires a comprehensive programme of refurbishment and modernisation, providing considerable scope for improvement and the opportunity to create a contemporary home tailored to individual requirements.

The property is likely to appeal to first-time buyers, investors and those looking for a renovation project, with the existing layout providing a good foundation for improvement.

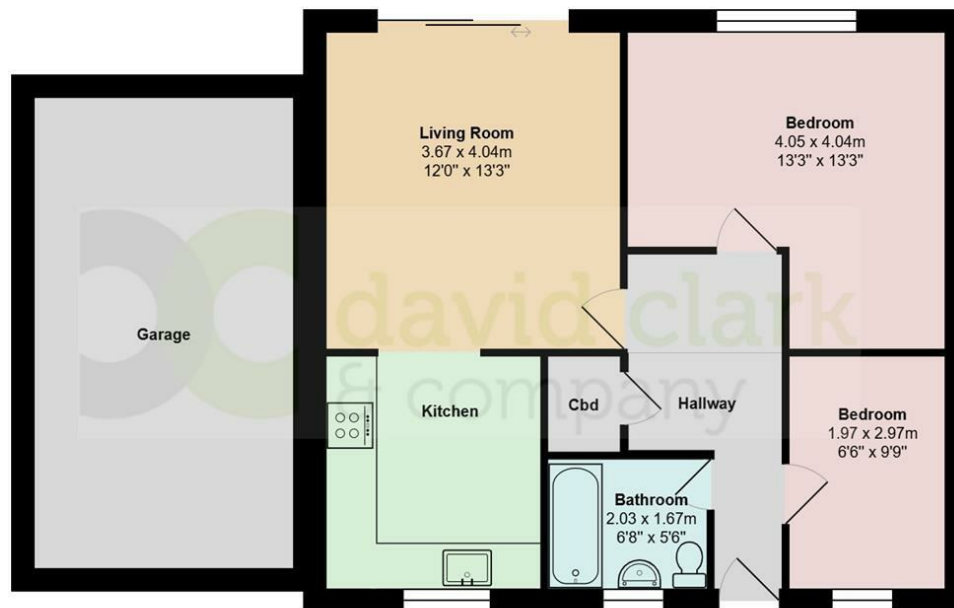
An early viewing is recommended to appreciate the accommodation, potential and scope this property has to offer.

Features

- Requires complete refurbishment throughout
- Spacious living room
- Two bedrooms, including a generous main bedroom
- Garage
- Entrance hall and useful storage
- Off street parking
- Popular Littleport location
- Approximately 816 sq ft / 75.8 sq m
- Two-bedroom bungalow
- Viewing highly recommended to appreciate the property's potential







About 75.8 m² ... 816 ft²

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

TENURE

Freehold

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

East cambs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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