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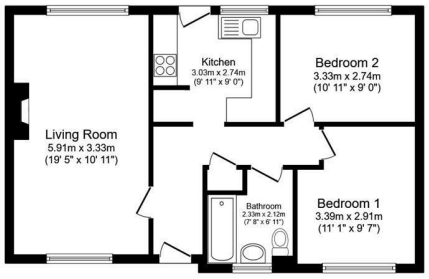
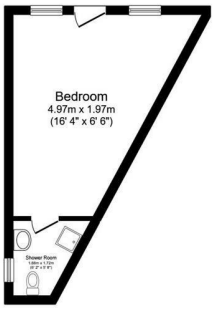
& company

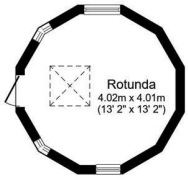
7 Link Lane, Ely, CB6 2NF
Asking Price £245,000



Floor Plan



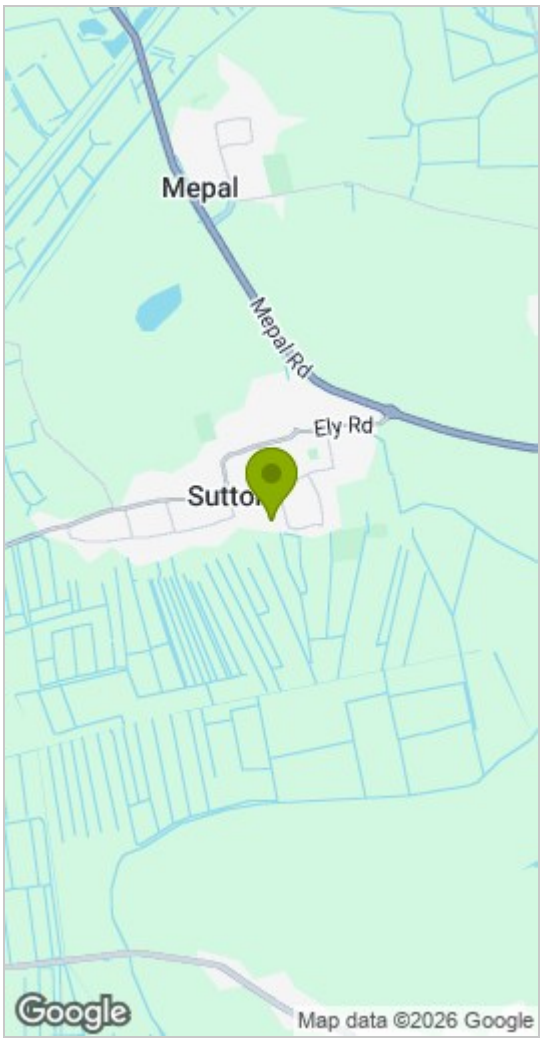
Annex



Outbuilding

Total floor area: 90.1 sq.m. (970 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- **Two-bedroom detached bungalow**
- **Annex with extra bedroom and shower room/WC subject to any necessary consents**
- **Approx. 970 sq ft / 90.1 sq m total floor area shown on the supplied floorplan**
- **Two well-proportioned bedrooms**
- **Single En-Bloc Garage & Parking Space**
- **Separate ancillary accommodation**
- **Prospective purchasers advised to satisfy themselves regarding the permitted use and planning status of the additional accommodation and outbuildings**
- **Fitted kitchen**
- **Spacious living room – approx. 19'5" x 10'11**

Well-presented two-bedroom detached bungalow | Separate ancillary accommodation | Octagonal summer house | Generous established garden | En-bloc garage & parking space

A well-presented two-bedroom detached bungalow offering comfortable and well-proportioned accommodation, complemented by separate ancillary accommodation, a distinctive octagonal summer house, established rear garden and single en-bloc garage with parking space.

The main house provides a welcoming and practical layout, with a generous living room measuring approximately 19'5" x 10'11", offering plenty of space for comfortable seating and dining. The fitted kitchen is positioned alongside the living accommodation and provides a practical range of units and workspace.

There are two good-sized bedrooms, with the principal bedroom measuring approximately 11'9" x 9'7" and bedroom two approximately 10'11" x 9'0". A family bathroom completes the main accommodation, creating a comfortable and manageable home which would suit a couple, small family or those looking to downsize.

A particularly useful feature is the separate ancillary building, currently arranged to provide a spacious bedroom together with a shower room/WC. This offers considerable flexibility and could be utilised as a home office, hobby room, guest accommodation or additional family space, subject to any necessary consents.

The property also benefits from a distinctive octagonal summer house, providing an additional versatile space within the grounds and a charming feature rarely found with properties of this type.

Outside, the property enjoys a generous and well-established rear garden, offering an attractive combination of lawn, mature planting and raised beds. The established trees and borders create a pleasant sense of privacy and seclusion, while the garden provides plenty of space for outdoor dining, entertaining and relaxation. A charming circular timber garden room.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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