



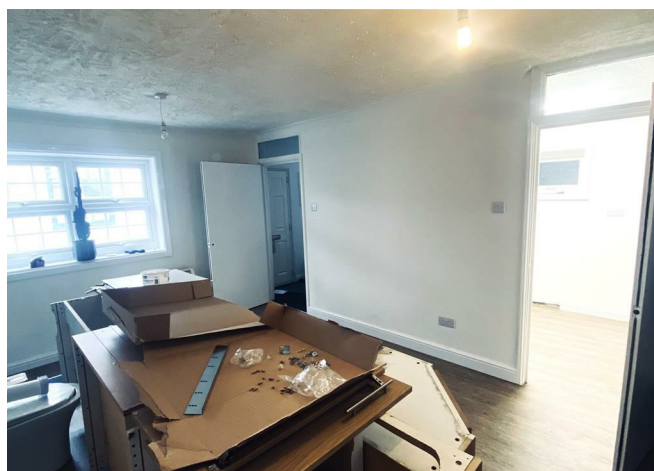
38 High Street Back, Ely, CB7 4WH

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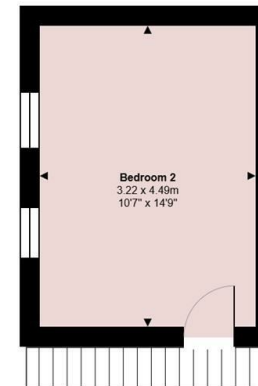
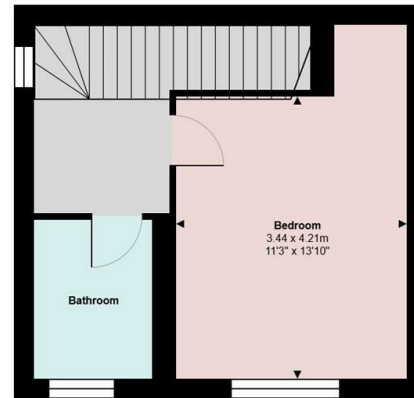
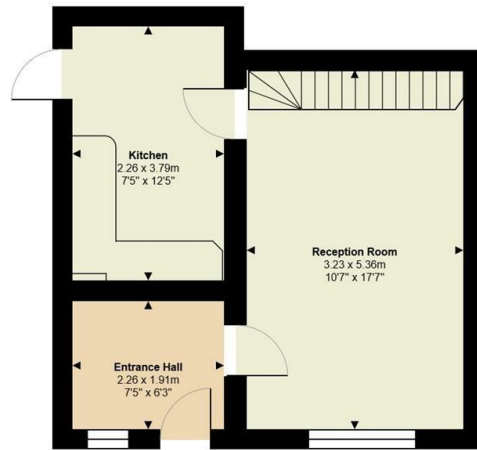
Situated in a convenient central Ely location, this two-bedroom character property presents an excellent opportunity for buyers looking to complete and personalise a refurbishment project. Arranged over three floors, the property offers well-proportioned accommodation with plenty of potential to create a charming and stylish home. The ground floor comprises an entrance hall, spacious reception room, and kitchen area ready for fitting. The first floor offers a generous double bedroom and bathroom space requiring completion, while the second floor provides a further double bedroom. The property is currently unfinished and requires a kitchen installation, bathroom fit out, but has new carpets fitted throughout, making it an ideal project for investors, developers, or buyers seeking to add value. Just finishing the bathroom and kitchen left to do. Located within easy reach of Ely city centre, local amenities, and transport links, this is a fantastic opportunity to create a bespoke home in a sought-after setting.
Council Tax Band A
EPC D

Features

- Nearly finished refurbishment project
- Two-bedroom character property
- Spacious reception room
- Kitchen area ready for installation
- Bathroom requiring completion
- New carpets
- Excellent potential to add value
- Ideal investment or renovation opportunity
- Central Ely location
- Chain Free







TENURE
Freehold

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

East Cambs

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(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			Not environmentally friendly - higher CO ₂ emissions
		83	
		60	
England & Wales	EU Directive 2002/91/EC		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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