


20 St. Johns Road, Ely, CB6 3BB

david clark & company

# 20 St. Johns Road, Ely, CB6 3BB

Two-bedroom home with utility room and excellent potential, conveniently situated within the popular cathedral city of Ely.

This two-bedroom property presents an excellent opportunity for first-time buyers, investors or those looking for a home they can gradually update and personalise.

Having been occupied by tenants for approximately 12 years, the property would now benefit from some general updating and modernisation. However, it offers a practical layout, well-proportioned accommodation and plenty of scope for a new owner to make it their own.

The ground floor comprises a comfortable sitting room, a separate kitchen/diner and the added benefit of a useful utility room, providing additional space for appliances and household storage.

To the first floor are two bedrooms, together with a family bathroom and an additional built-in storage cupboard.

Outside, the property benefits from its convenient position within St John Road, making it well placed for enjoying everything Ely has to offer.

Ely is a historic and highly regarded cathedral city, offering an excellent range of independent shops, cafés, restaurants and everyday amenities. The city also benefits from a mainline railway station providing convenient connections to Cambridge and London, together with well-regarded schools and attractive riverside walks.

An ideal opportunity for buyers looking to get onto the property ladder or investors seeking a property with scope to add value. An early viewing is recommended.

## Features

- Two-bedroom property
- Comfortable sitting room
- Kitchen/diner
- Separate utility room
- First-floor family bathroom
- Additional built-in storage
- Approximately 619 sq ft of accommodation
- Some updating and modernisation required to add value.
- Excellent opportunity for first-time buyers or investors
- Convenient location within Ely



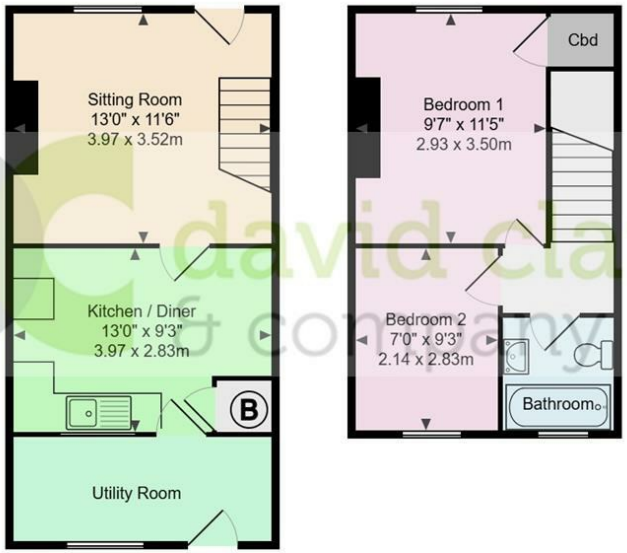













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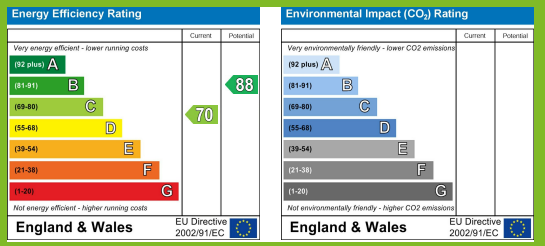
Total Area: 619 ft² ... 57.5 m²

All measurements are approximate and for display purposes only

**TENURE**
Freehold

**SERVICES**
Water, Electricity and Drainage.

**LOCAL AUTHORITY**
East Cambs




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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