



58 Brooke Grove, Ely, CB6 3WU

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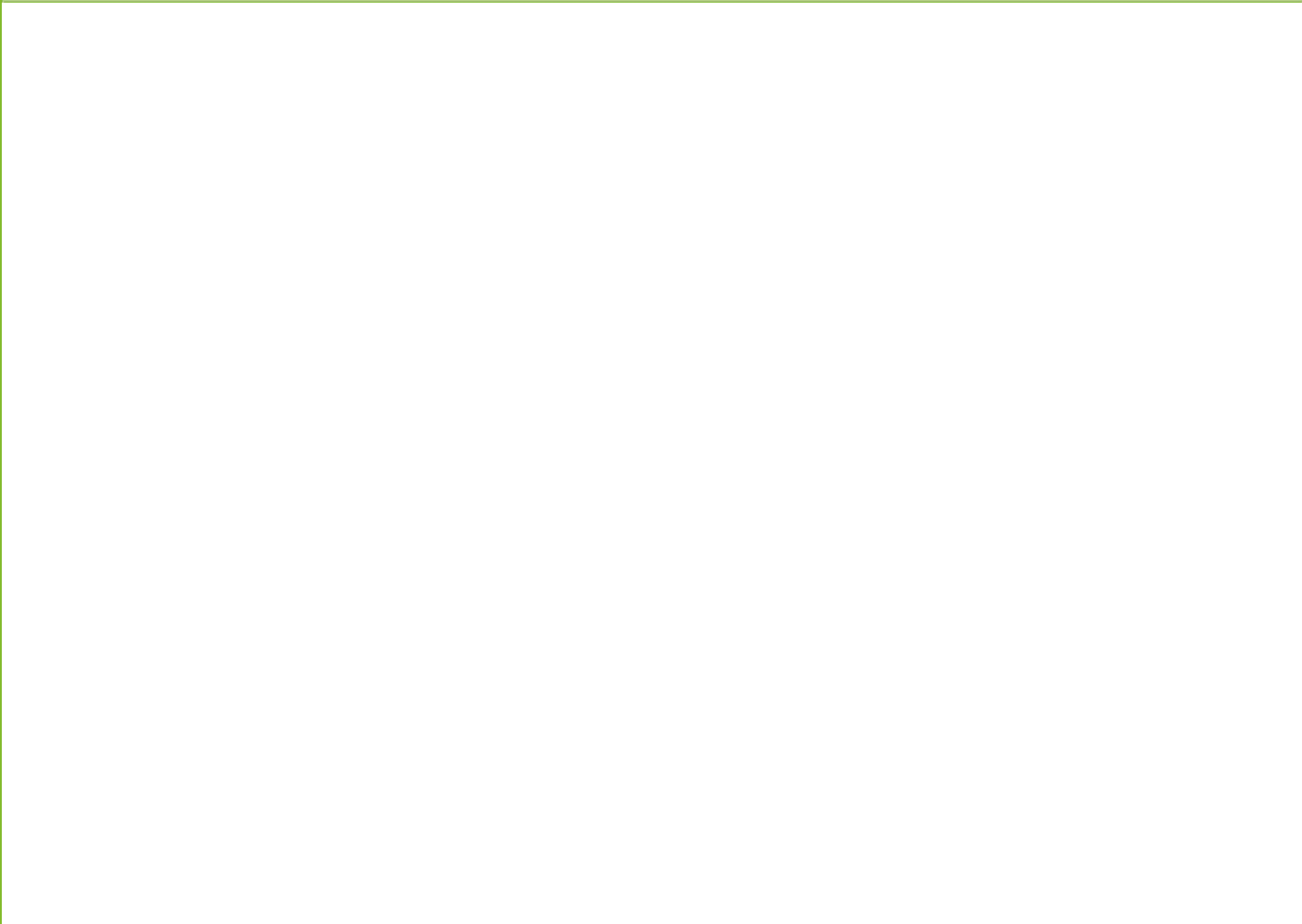
A beautifully presented three-bedroom semi-detached home, ideally situated on a sought-after road in Ely. The ground floor offers a spacious reception room, a modern kitchen/breakfast room perfect for everyday living, and a convenient downstairs WC. Upstairs, the property features three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom and a useful large storage cupboard. Externally, the home benefits from a garage and off-road parking. The garden is ????? laid to lawn with mature shrubs, providing a pleasant outdoor space for relaxation or entertaining. Ideally located within walking distance of Ely town centre, this property combines comfortable living with excellent convenience, making it an ideal choice for families and professionals alike. Ely offers a balance between countryside living and modern convenience. It's quieter and more relaxed than nearby Cambridge, but still has good amenities:

A compact, walkable city centre with independent shops, cafés, and markets
A strong sense of community
Good schools and family-friendly neighbourhoods
Easy access to open countryside and riverside walks along the River Great Ouse

Features







TENURE

Freehold

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

Cambs

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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		
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.