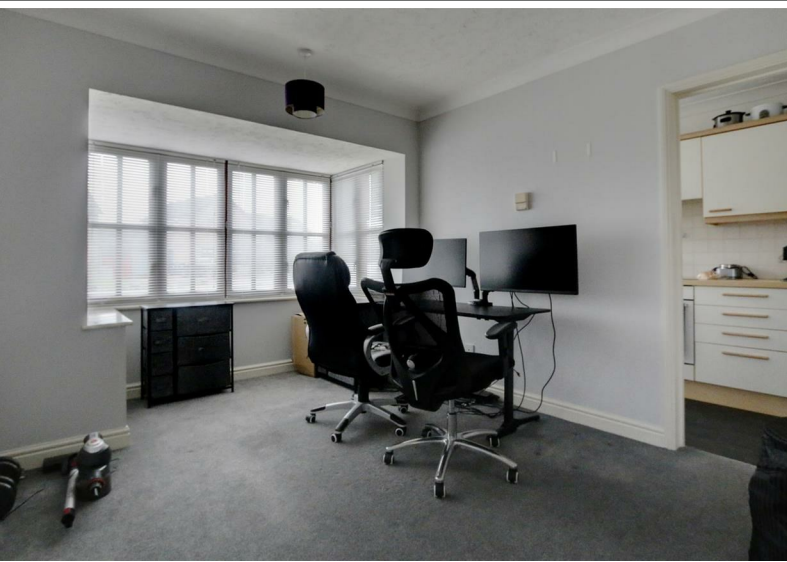
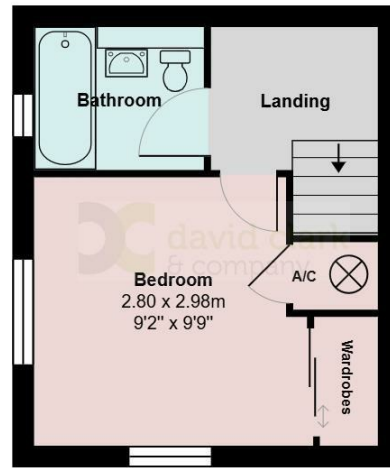
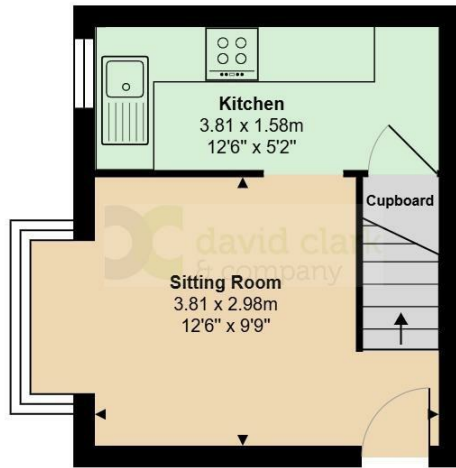


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



91 John Amner Close, Ely, CB6 1DT
Asking Price £204,950





About 36.6 m² ... 394 ft²

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

- Modern One Bedroom House
- Sitting Room & Kitchen
- Digital Thermostatic Electric Heaters
- Allocated Parking For Two Cars
- Double Bedroom & Bathroom
- Sealed Unit Double Glazing
- Popular Residential Development
- Ideal First Purchase or Investment

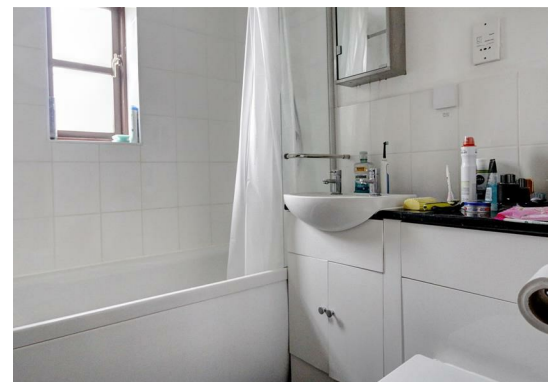


Situated within an established and highly regarded residential location, this one bedroom modern house would be ideal for first time buyers or an investment opportunity. In brief, the accommodation comprises;- sitting room, kitchen, double bedroom and bathroom. Heating is via digital thermostatic electric heaters and the windows are sealed unit double glazed. The Council Tax is currently Band B and the EPC rating is currently Band D. Agents Note: The apartment is currently tenanted, under an assured shorthold tenancy agreement, and the current tenant has indicated he would be happy to remain, if necessary.

The property is particularly well placed for access to the city centre and Ely leisure, a complex on the western outskirts of the city, which includes various eating establishments, cinema, sports centre/swimming pool, together with sporting activities including golf, squash and tennis. Ely offers a good range of day-to-day amenities, several weekly markets and a mainline railway station with services to Cambridge, London, Birmingham and the north.

Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

<https://w3w.co/encoding.refrained.pasta>



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		90	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	61		(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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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