Prospect House, 3a St Thomas Place, Ely,
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david clark
& company

91 John Amner Close, Ely, CB6 1DT

Asking Price £174,000

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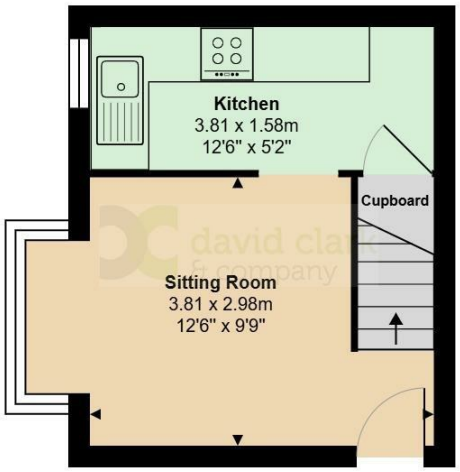

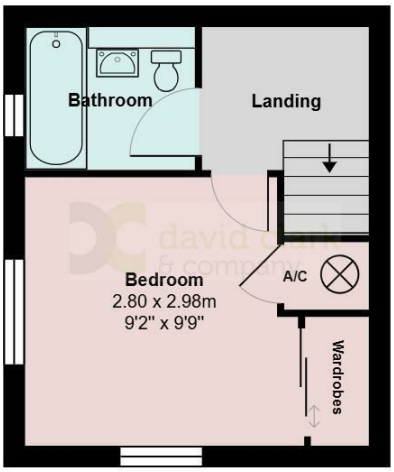

About 36.6 m² ... 394 ft²

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

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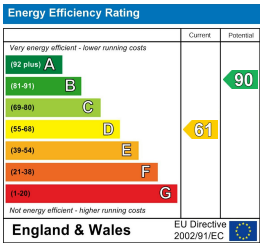
- **Modern One Bedroom House**
- **Sitting Room & KItchen**
- **Digital Thermostatic Electric Heaters**
- **Allocated Parking For Two Cars**
- **IMMEDIATE POSSESSION**
- **Double Bedroom & Bathroom**
- **Sealed Unit Double Glazing**
- **Popular Residential Development**
- **Ideal First Purchase or Investment**

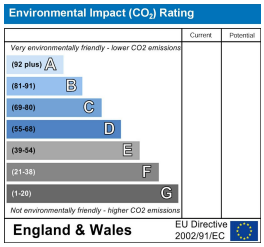
Situated within an established and highly regarded residential location, this one bedroom modern house would be ideal for first time buyers or an investment opportunity. In brief, the accommodation comprises;- sitting room, kitchen, double bedroom and bathroom. Heating is via digital thermostatic electric heaters and the windows are sealed unit double glazed. The Council Tax is currently Band B and the EPC rating is currently Band D. The property also offers immediate possession for those wishing to move quickly.

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





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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