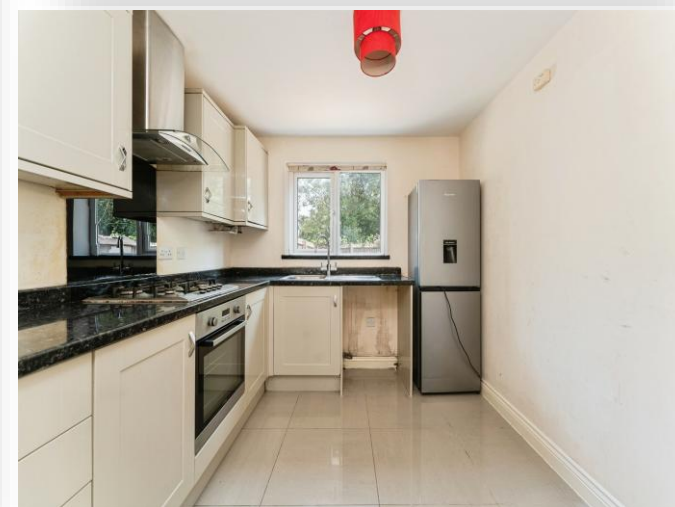




Allen Road, Ely CB7 4GR

welcome to
Allen Road, Ely

A well proportioned semi-detached house located within a popular residential area of Ely offering lounge open plan to dining room, three bedrooms, en-suite facilities and off road parking - Offered to the market with a complete upward chain.

Entrance Hall

With stairs leading to first floor and doors to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, pedestal wash hand basin, radiator and double glazed window to front.

Lounge

With radiator, double glazed window to front aspect and open plan to:

Dining Area

With radiator and double glazed doors opening to rear garden.

Kitchen

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in under oven with gas hob and extractor over, spaces for kitchen appliances, radiator and double glazed window to rear aspect.





First Floor Landing

With storage cupboard and doors to:

Bedroom One

With radiator, fitted wardrobes, double glazed window to front aspect and door to:

Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, wash hand basin, radiator and extractor.

Bedroom Two

With radiator and double glazed window to rear aspect.

Bedroom Three

With radiator and double glazed window to rear aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath, low level w.c, wash hand basin, radiator and double glazed window to front aspect.

Outside

To the front of the property there is a shallow garden with a pathway leading to the front door. To the side of the property is a driveway offering off road parking for two cars. Gated access leads to the rear garden which is predominantly laid to lawn and fully enclosed by fencing.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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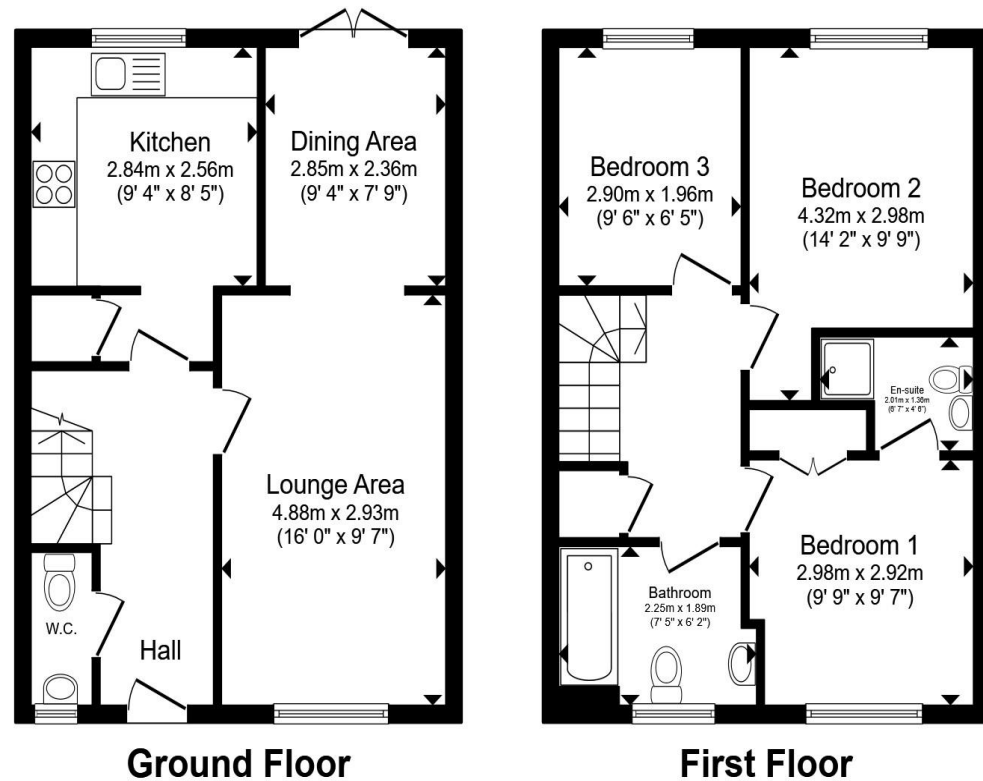
Allen Road, Ely

- Complete Upward Chain
- Semi-Detached House
- Lounge/Dining Area
- Separate Kitchen
- Three Bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£315,000



Total floor area 84.7 m² (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
ELY110278 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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