



**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.



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welcome to

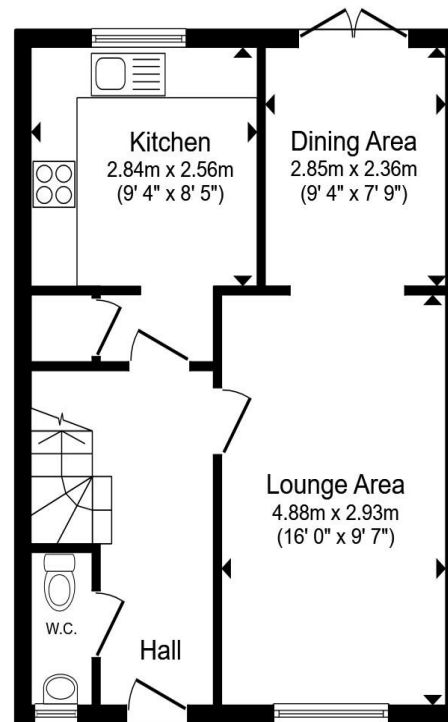
## Allen Road, Ely

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

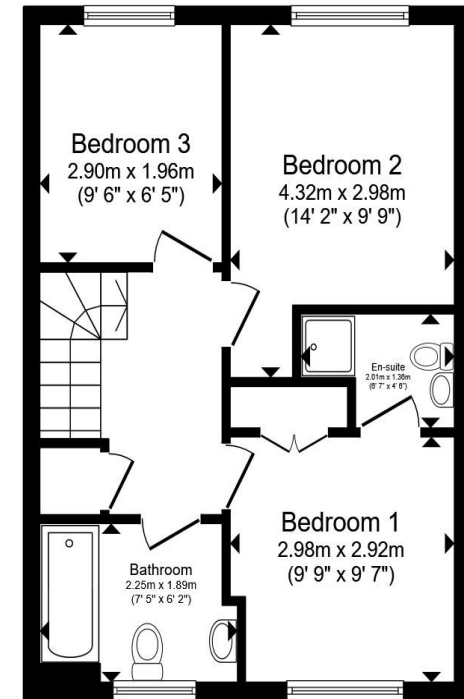
Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B

guide price

**£325,000**



Ground Floor



First Floor

Total floor area 84.7 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
ELY110278 - 0005

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