



7 St. Martins Walk, Ely  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS



£245,000

# 7 St. Martins Walk

Ely

A recently modernised two storey, two bed roomed freehold maisonette situated within a most popular central city location and offered for sale with no upward chain. The property represents an ideal first time or investment purchase and comprises entrance hall, recently refitted kitchen and shower room, spacious lounge/diner and two double bedrooms. Outside there is a rear garden and two allocated parking spaces.

In addition to the newly refitted kitchen and shower room the property has recently been redecorated and has had new carpets where necessary and replacement electric radiators in most rooms.

Viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

EPC Rating: C

- Well Presented Two Storey Maisonette
- Central City Location
- Recently Modernised
- Two Double Bedrooms
- Refitted Kitchen And Shower Room
- Spacious Lounge/Dining Room
- Rear Garden And Two Parking Spaces
- No Upward Chain
- Electric Heating & UPVC Double Glazing



## **Entrance Hall**

With door to front, stairs to first floor and understairs cupboard, replacement electric radiator.

## **Kitchen**

The kitchen has just been refitted to include a range of wall and base level storage cupboards and drawers with worksurfaces, built in electric oven, hob and extractor, stainless steel sink unit and drainer, spaces for washing machine and fridge/freezer.

## **Lounge/Dining Room**

With two double glazed windows and French doors onto rear garden, television point, two replacement electric radiators.

## **Landing**

With double glazed window to front, shelved airing cupboard with hot water cylinder.

## **Bedroom 1**

With replacement electric radiator, two double glazed windows to rear.

## **Bedroom 2**

With electric radiator, double glazed window to rear.

## **Shower Room**

Recently updated to include large walk in shower, vanity unit with wash basin, low level WC, double glazed window to front, electric heater.



## Outside

To the rear of the property is a garden which has been paved to enable easy access. A gate at the rear leads to the parking area.

There is an allocated parking space to the front and another to the rear.

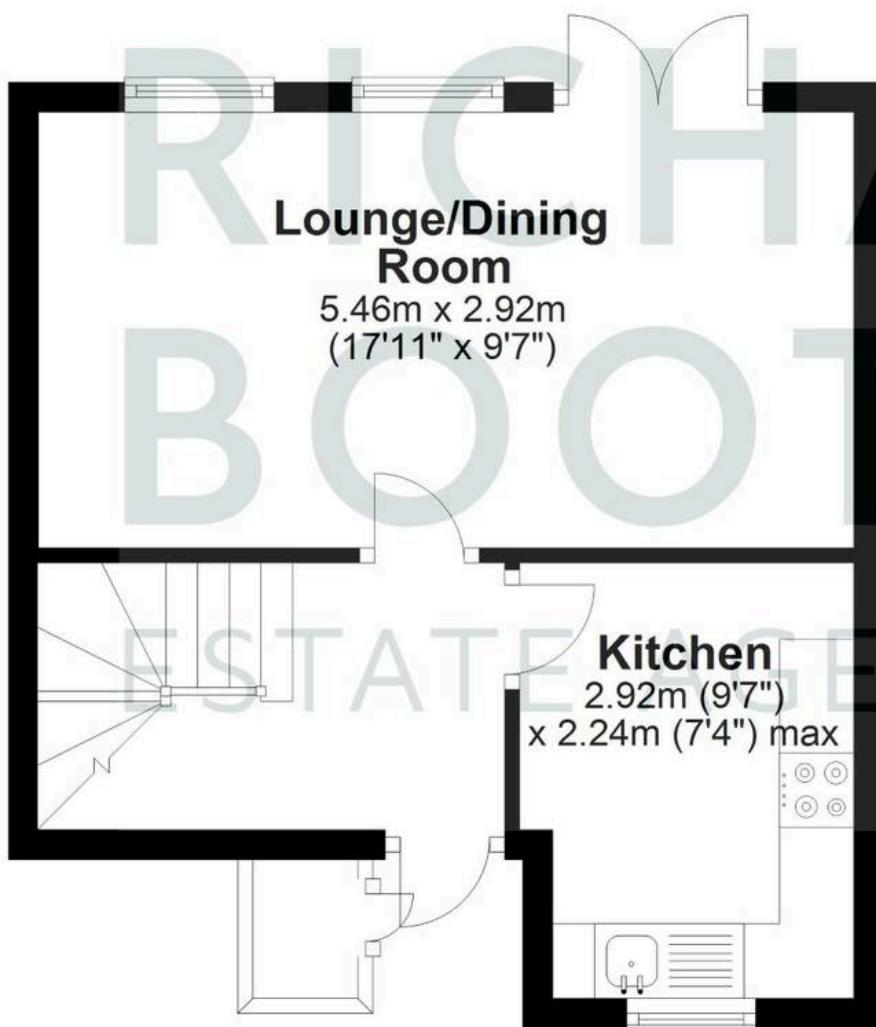
## Agents Note

This is a two storey freehold maisonette with there being a separate leasehold flat above.



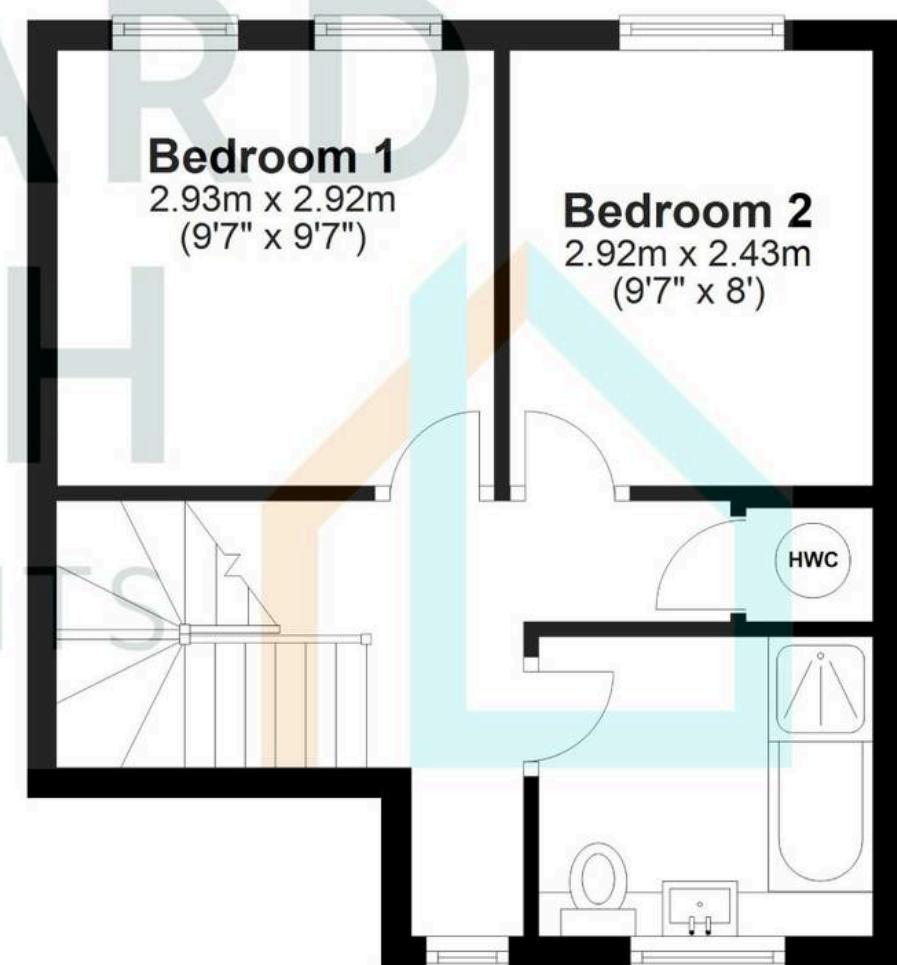
## Ground Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



## First Floor

Approx. 29.7 sq. metres (319.6 sq. feet)



Total area: approx. 58.2 sq. metres (626.2 sq. feet)



## Richard Booth Estate Agents

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