



22 Priors Court, Ely  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS



£299,950

# 22 Priors Court

Ely, Ely

An extended mid terraced property situated within a popular area with families as it is convenient for schools and a park. Accommodation comprises entrance hall, lounge leading into a dining room, study/playroom, kitchen, cloakroom, three bedrooms and bathroom refitted in 2025. Outside there is an enclosed low maintenance rear garden and a garage together with parking provision. The property has the benefit of gas central heating and UPVC double glazing and is well placed for easy access into the city centre. Viewing is recommended.

Council Tax band: B

EPC: C

Tenure: Freehold

- Extended Terraced House
- 3 Bedrooms
- Lounge, Separate Dining Room And Playroom
- Kitchen Extension
- Refitted Bathroom (2025)
- Garden/Garage And Parking Area
- Well Presented Throughout
- Convenient For Schools
- Gas Central Heating
- Viewing Recommended



## **Entrance Hall**

With door to front, stairs to first floor, radiator.

## **Lounge**

With double glazed window and shutters to front, television point, electric flame effect fire with timber surround, radiator.

Opening to....

## **Dining Room**

With radiator.

## **Study/Playroom**

With window into kitchen.

## **Kitchen**

With vaulted ceiling, double glazed window and door to rear garden, fitted with a range of matching wall and base level units and drawers with matching worktops, double bowl ceramic sink, range oven with extractor canopy, plumbing for washing machine and dishwasher.

## **Cloakroom**

With low level WC, wash basin.

## **First Floor Landing**

With access to loft.

## **Bathroom**

With double glazed window and shutters to rear, modern suite refitted in 2025 and comprising low level WC, vanity unit with wash basin, bath with shower over, heated towel rail.

## **Bedroom 1**

With double glazed window and shutters to front, radiator.

## **Bedroom 2**

With double glazed window and shutters to rear, airing cupboard with modern gas boiler, further built in cupboard, radiator.

## **Bedroom 3**

With double glazed window and shutters to front, built in cupboard, radiator.



## Outside

To the rear of the house is an enclosed garden which consists of areas of paving, decking and artificial lawn.

At the rear of the garden is the garage which has electricity connected and a door into the garden. To the front of the garage there are parking spaces.

## Agents Note

Below is a list of improvements the current vendors have made in the last few years:

Solid Wood Shutter Blinds- July 2025

New Double Glazed Windows and Front Door- June 2024

New Upstairs Bathroom and Suite- February 2025

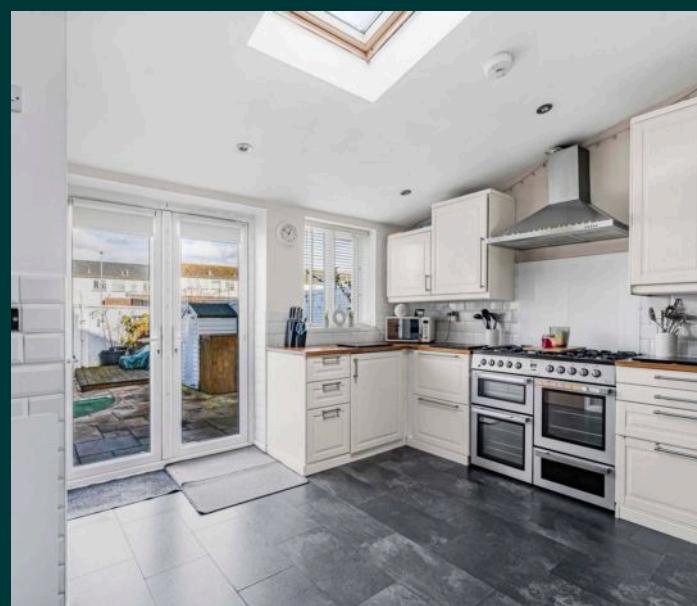
New Loft insulation and Fully Boarded Out - March 2024

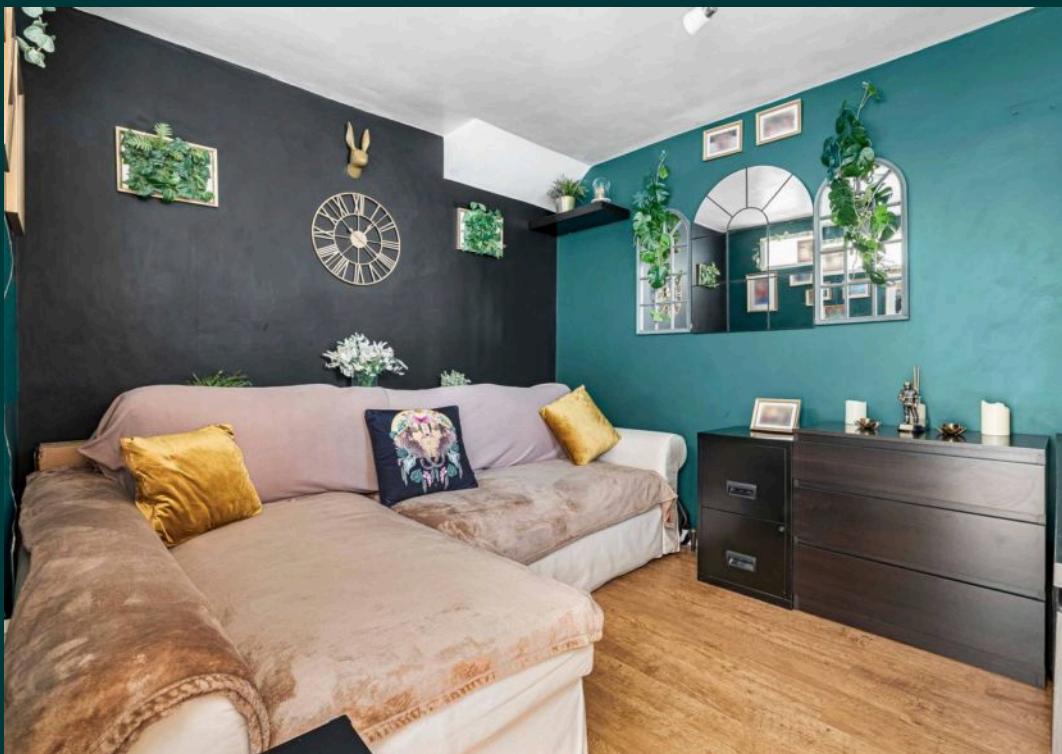
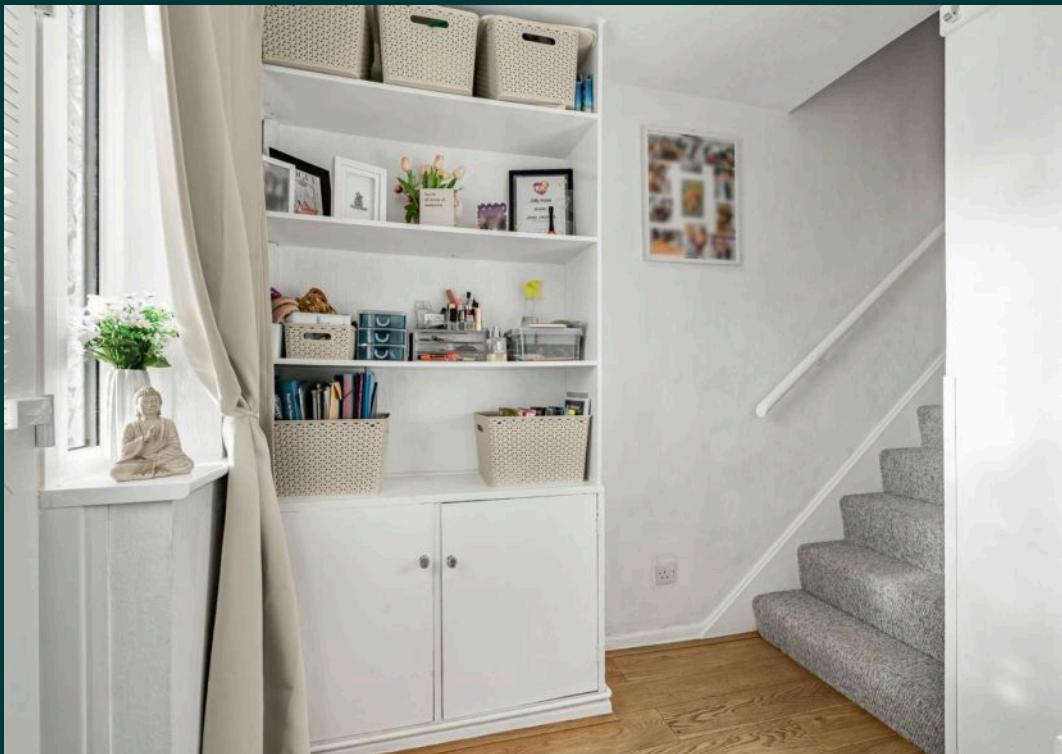
New Carpets (Upstairs and Stairs Throughout)- Summer 2023

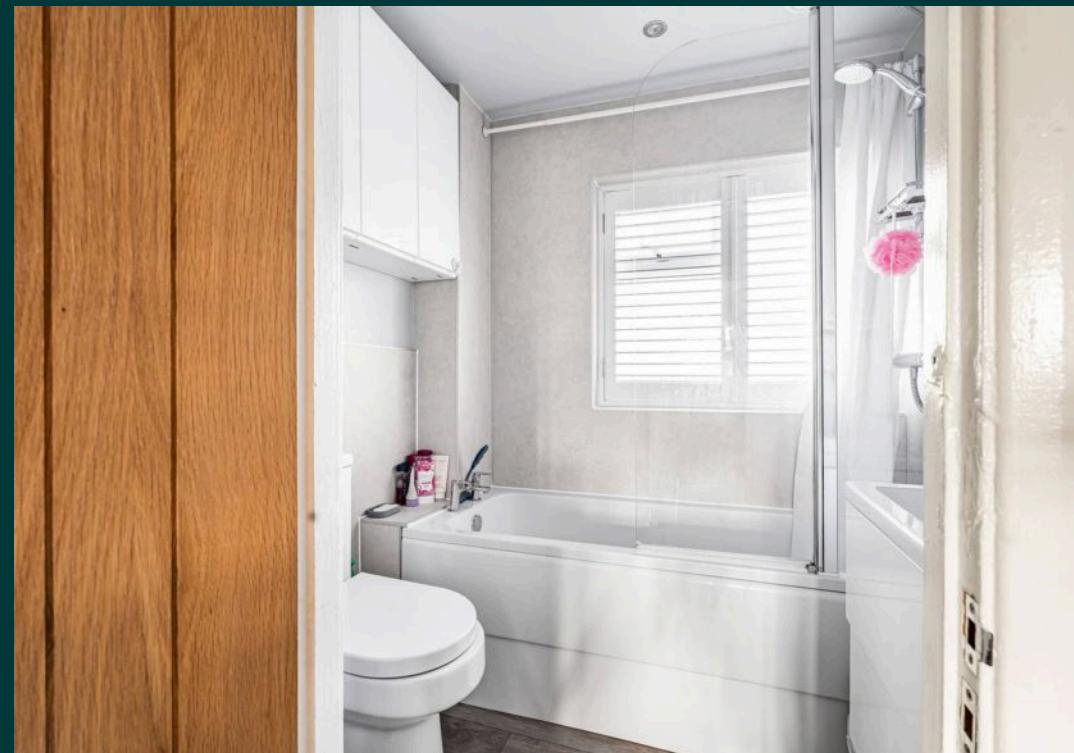
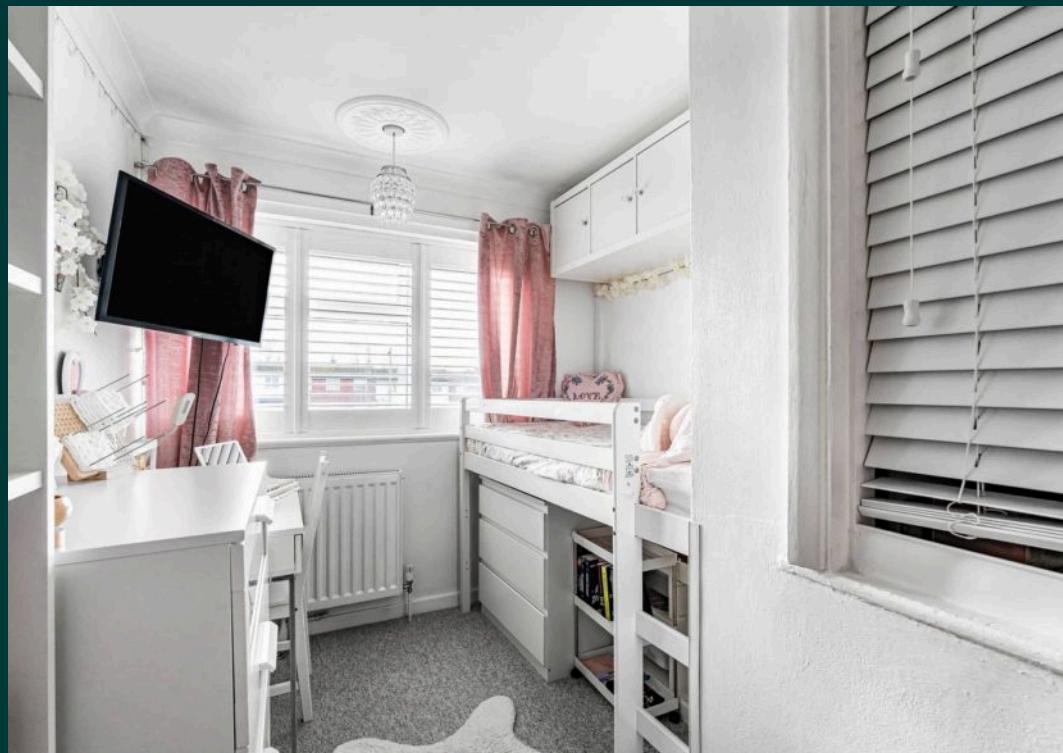
New Solid Oak Doors Throughout- Summer 2023

Rear Garden Refurbished (New Patio, Decking, Fencing) - Spring 2022

New Worcester Bosch Boiler- January 2021









**Approximate Gross Internal Area 935 sq ft - 86 sq m  
(Excluding Garage)**

Ground Floor Area 554 sq ft - 51 sq m

First Floor Area 381 sq ft - 35 sq m

Garage Area 123 sq ft - 11 sq m





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