



163 Kings Avenue, Ely  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£340,000



# 163 Kings Avenue

Ely

A popular style of three storey end terrace offered for sale with no upward chain. Accommodation comprises entrance hall, cloakroom, kitchen, spacious lounge/dining room, three double bedrooms with bedroom 1 having a dressing area and en-suite, and family bathroom. Outside there is a lawned rear garden and garage situated beneath a neighbouring coach house apartment with parking at the front. Viewing recommended.

Council Tax band: C

Tenure: House is Freehold. Garage is Leasehold.

EPC: TBC

- Popular Style Of Three Storey House
- End Terrace
- Three Double Bedrooms
- Bedroom 1 With Dressing Area And En-Suite
- Spacious Lounge/Diner
- Well Maintained Rear Garden
- Garage And Parking
- No Upward Chain
- Gas Central Heating





### Entrance Hall

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

### Cloakroom

With double glazed window to front, low level WC, vanity unit with wash basin, radiator.

### Kitchen

With double glazed window to front, fitted with a range of wall and base level storage units and drawers together with matching worktops, stainless steel sink unit and drainer, built in electric oven, gas hob and extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge freezer, cupboard housing the gas boiler, radiator.

### Lounge/Dining Room

With understairs cupboard, double glazed windows and French doors to rear garden, television point, radiator.

### First Floor Landing

With stairs to second floor, radiator.

### Bedroom 2

With two double glazed windows to front, radiator.

### Bedroom 3

With double glazed window to rear, radiator.

### Bathroom

With suite comprising bath with shower above, low level WC and vanity unit with wash basin, radiator.

### Second Floor Landing

### Bedroom 1

With double glazed window to front, built in cupboard with hot water cylinder, radiator.

### Dressing Area

With a range of fitted wardrobes and dressing table, Velux window to rear, radiator.

### En-suite

With Velux window to rear, low level WC, vanity unit with wash basin and storage, double size shower cubicle, radiator.



## Outside

To the rear there is an enclosed garden comprising a patio leading onto the lawn. Gated pedestrian access leads to the parking area and garage.

To the rear/side of the garden is the parking area. The property has the benefit of a single garage situated beneath a neighbouring coach house apartment along with a parking space at the front of the garage.

## Agents Notes

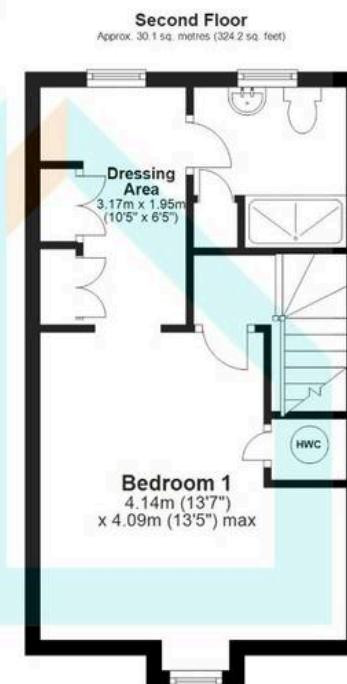
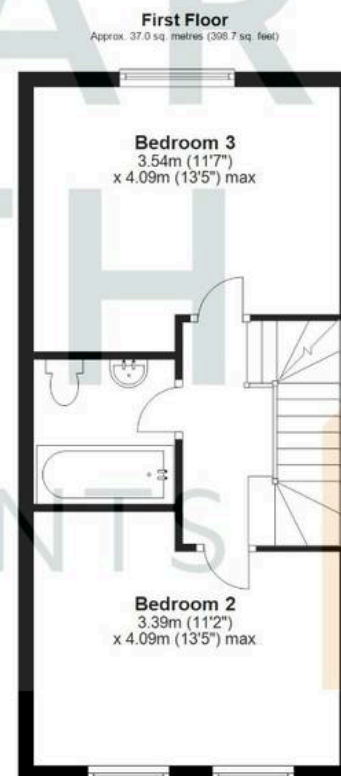
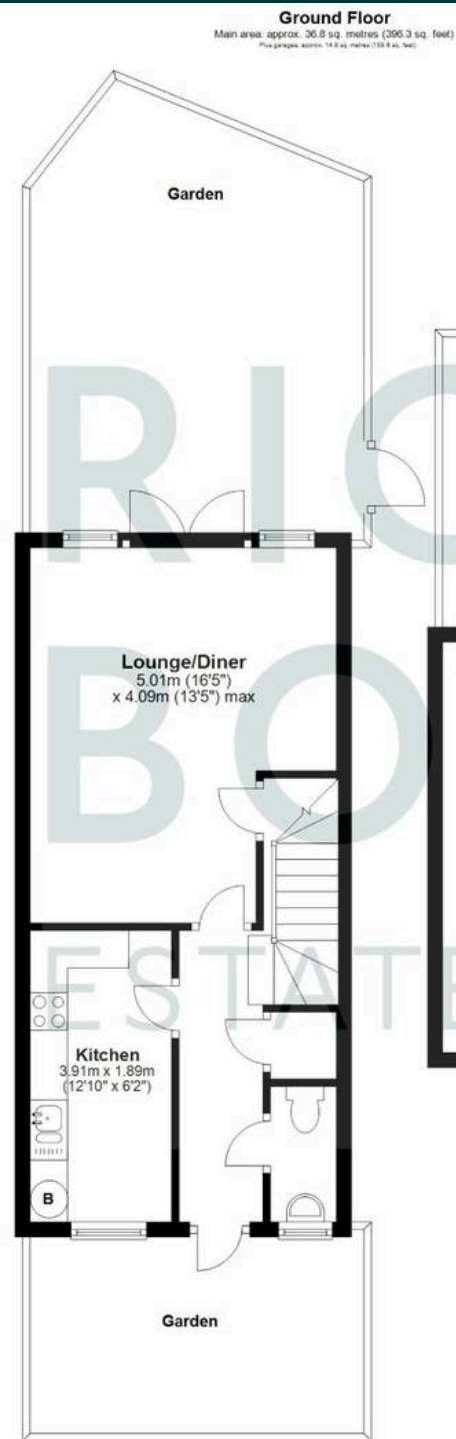
- The house is Freehold and the garage is Leasehold with a ground rent of £33 per annum. There is a maintenance charge for the upkeep of communal areas of £240 per annum.
- The property is being sold as a Part Exchange on behalf of a developer. Please note that the proposed purchaser will be required to have their financial capability to purchase the property verified by the developer's preferred mortgage broker.











Main area: Approx. 104.0 sq. metres (1119.2 sq. feet)  
Plus garages: approx. 14.0 sq. metres (150.9 sq. feet)





## Richard Booth Estate Agents

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