



2 Stable Mews St. Marys Street, Ely  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£345,000

## 2 Stable Mews St. Marys Street

Ely, Ely

Situated within a sought after central city location this mews style terraced home is offered for sale with no upward chain. Comprises kitchen, inner hall, cloakroom, lounge, two bedrooms and bathroom together with a garden and allocated parking. Benefits include gas central heating and the property is within walking distance of the railway station. Properties within this small development rarely come to market and viewing is recommended.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Centrally Located Mews Style House
- Rarely Available Tucked Away Location
- Walking Distance To Railway Station
- 2 Bedrooms
- Separate Lounge & Kitchen
- Garden & Allocated Parking
- No Upward Chain
- Gas Central Heating



### **Kitchen**

With door and full height window to front, fitted with a range of matching wall and base level units, drawers and worktops, built in electric oven, gas hob and extractor hood, sink unit and drainer, plumbing for washing machine and dishwasher, wall mounted gas boiler, radiator.

### **Inner Hall**

With stairs to first floor and understairs cupboard, radiator.

### **Cloakroom**

With low level WC, wash basin, radiator.

### **Lounge**

With full height windows and French doors to rear garden, radiator.

### **Landing**

With access to loft.

### **Bedroom 1**

With window to front giving an attractive view of the Cathedral, built in cupboard, radiator.

### **Bedroom 2**

With window to rear, radiator.

### **Bathroom**

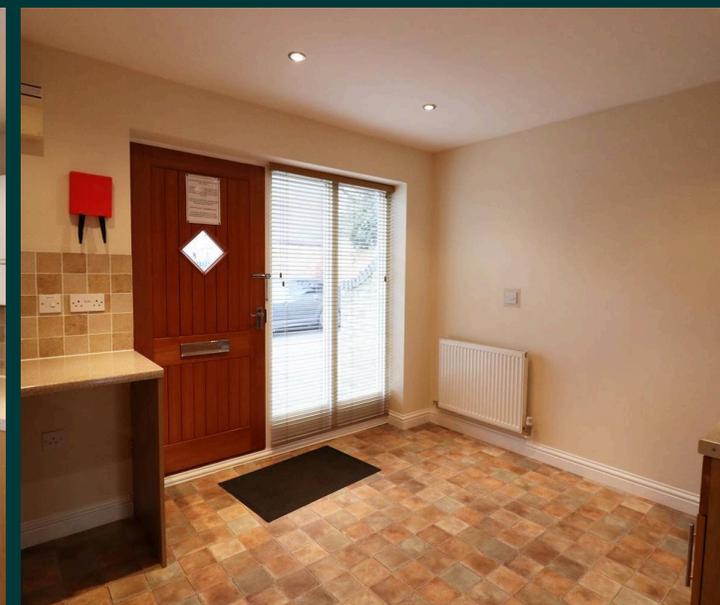
With skylight window, low level WC, wash basin, bath with shower above, radiator.

### **Outside**

To the front of the property there is an allocated parking space. To the rear there is a paved garden.

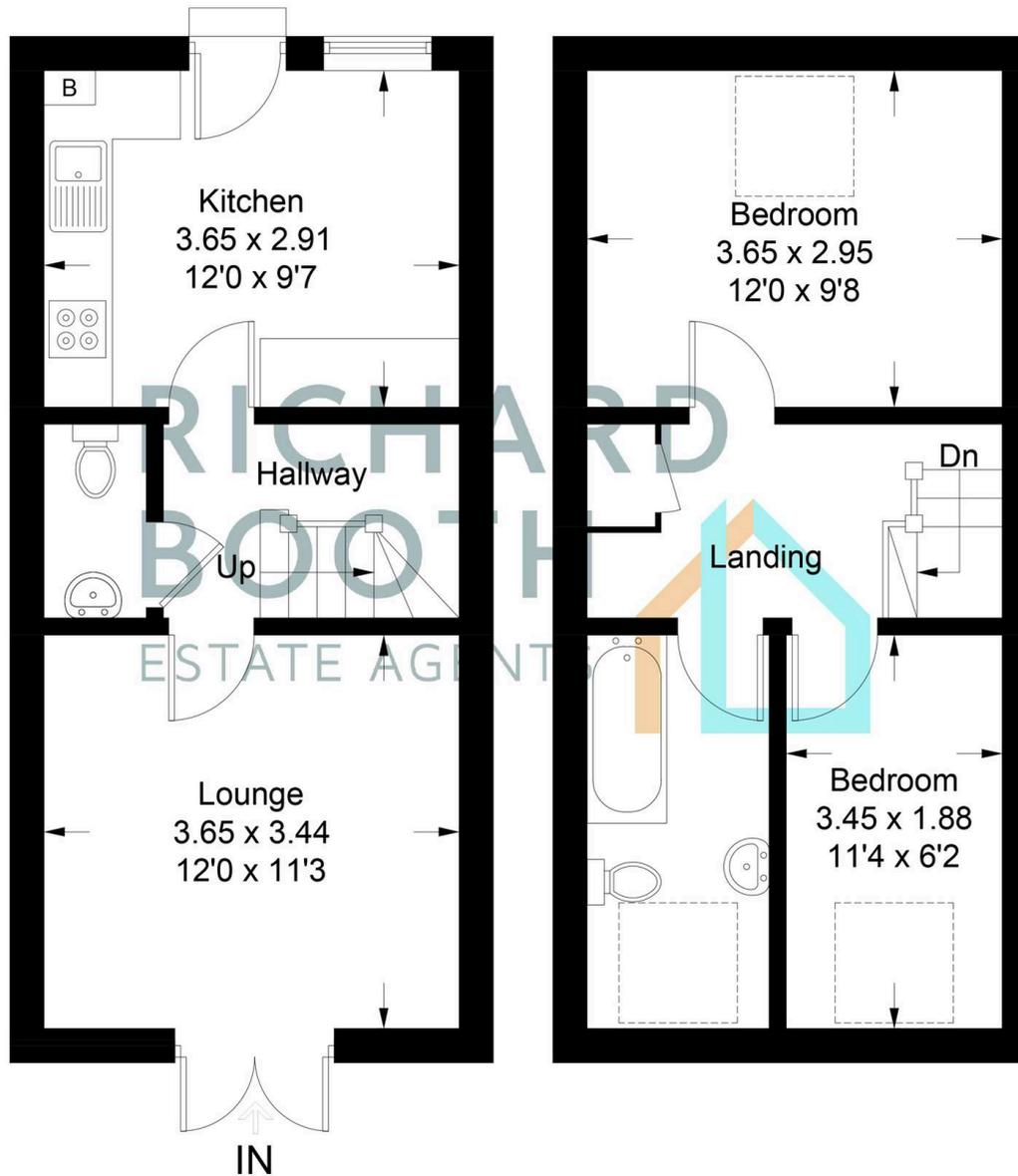
### **Agents Note**

The photographs used within the advert were taken prior to the current tenancy.





Approximate Gross Internal Area  
Ground Floor = 30.5 sq m / 328.0 sq ft  
First Floor = 30.5 sq m / 327.9 sq ft  
Total = 60.9 sq m / 655.9 sq ft



**Ground Floor**

**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1280413)

