



40 Dunstan Street, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£269,950

40 Dunstan Street

Ely

Situated within a popular area convenient for the city centre this extended terraced home comprises entrance hall, lounge, kitchen/dining room, utility, three bedrooms and bathroom together with rear garden and garage. Benefits from gas central heating and double glazing.

Council Tax Band: B

Tenure: Freehold

EPC: C

- Extended Terraced House
- 3 Bedrooms
- Kitchen/Diner & Utility
- Separate Lounge
- Good Sized Garden & Garage
- Popular Location Convenient For City Centre
- Gas Central Heating & Double Glazing



Entrance Hall

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

Lounge

With double glazed window to front, decorative fireplace, radiator.

Kitchen/Diner

With double glazed window to rear, fitted with a range of wall and base level storage units and drawers with matching worktops, Bosch built in electric double oven, gas hob and extractor hood, plumbing for dishwasher, sink unit and drainer, understairs cupboard, radiator.

Utility

With door to rear garden, wall and base level storage units and worktop, plumbing for washing machine, gas boiler, heated towel rail.

Landing

With access to loft which has a ladder connected and is part boarded.

Bathroom

With low level WC, wash basin with vanity unit, bath with shower above, double glazed window to rear, radiator.

Bedroom 1

With double glazed window to front, radiator.

Bedroom 2

With double glazed window to rear, radiator.

Bedroom 3

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



Outside

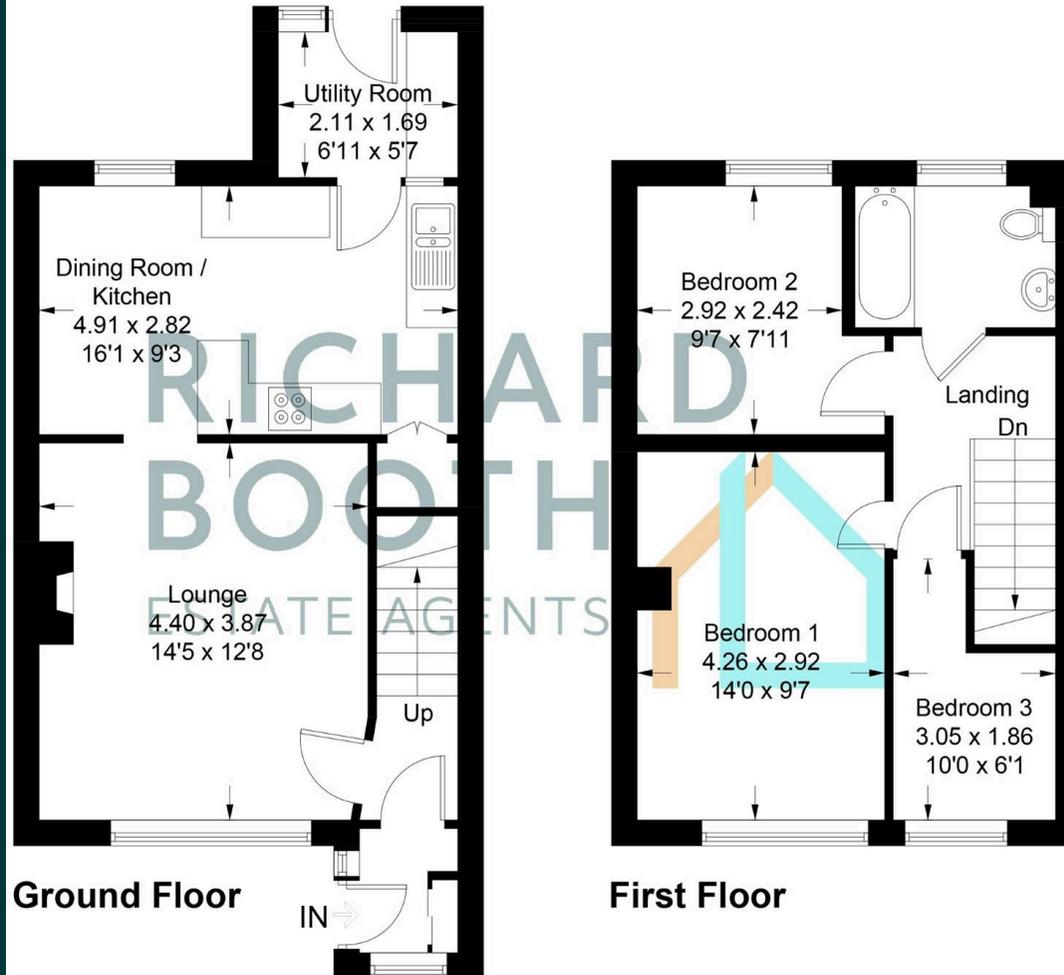
To the rear of the property is a lawned garden with a sheltered patio with veranda. A gate at the bottom of the garden leads to the parking area and garage.

Within the Dunstan Street/Priors Court area there is extensive shared parking available. There is also on street parking at the front of the house.





Approximate Gross Internal Area = 72.3 sq m / 778.3 sq ft



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. (ID1281803)



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