



Main Street, Prickwillow, CB7 4UN

CHEFFINS

Main Street

Prickwillow,
CB7 4UN

- Generous Plot (0.38 acre sts)
- 3 Bedroom Detached home
- Ample Off Road Parking
- Detached Timber Garage / Workshop
- Property Requires Renovation
- Cash Buyers Only
- FREEHOLD / COUNCIL TAX C / EPC F

Cheffins offer to the market this project home situated on a generous plot and located in the village of Prickwillow.

The property comprises of Entrance Hall, generous Lounge / Diner, Kitchen, ground floor Cloakroom and Conservatory on the ground floor. Whilst the first floor offers 3 Bedrooms and a Shower Room.

Outside the property there is a generous front Garden with driveway leading round to the rear providing additional parking and access to the mainly laid to lawn rear Garden. There is a detached timber Garage / Workshop as well as a large feature pond.

This property does require renovation and is suited to cash buyers and is offered for sale with no forward chain. For further information please contact us.

3 2 1



Guide Price £250,000



LOCATION

Prickwillow is a mainly residential village situated approximately 3 miles from Ely. Ely itself is an historic Cathedral City which provides a range of day to day shopping facilities, schools catering for all age ranges and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road network at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline rail station which provides an electrified rail service to Cambridge and London.

FRONT ENTRANCE HALLWAY

Door to front, window to side, radiator and stairs rising to first floor.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, boiler, window to rear, window to side, plumbing for washing machine, radiator, door to side and space for a single oven.

LOUNGE / DINER

L-shaped Lounge / Diner with window to the front, rear and side. Door to side leading to the Conservatory, two radiators and a log burner.

CONSERVATORY

Door to side leading to the Garden.

CLOAKROOM

Fitted with a low level WC.

FIRST FLOOR LANDING

Window to the side.

SHOWER ROOM

Fitted with a three piece suite comprising of low level WC, floating wash hand basin, shower cubicle, window to the side, heated towel rail and loft access.

BEDROOM 1

Window to the rear and side, radiator, airing cupboard housing the hot water tank and a door to the rear providing access to the flat roof.

BEDROOM 2

Window to front and radiator.

BEDROOM 3

Window to front and radiator.

LEAN TO

Door to the rear providing access to the Garden and doors to the Kitchen and Cloakroom.

OUTSIDE

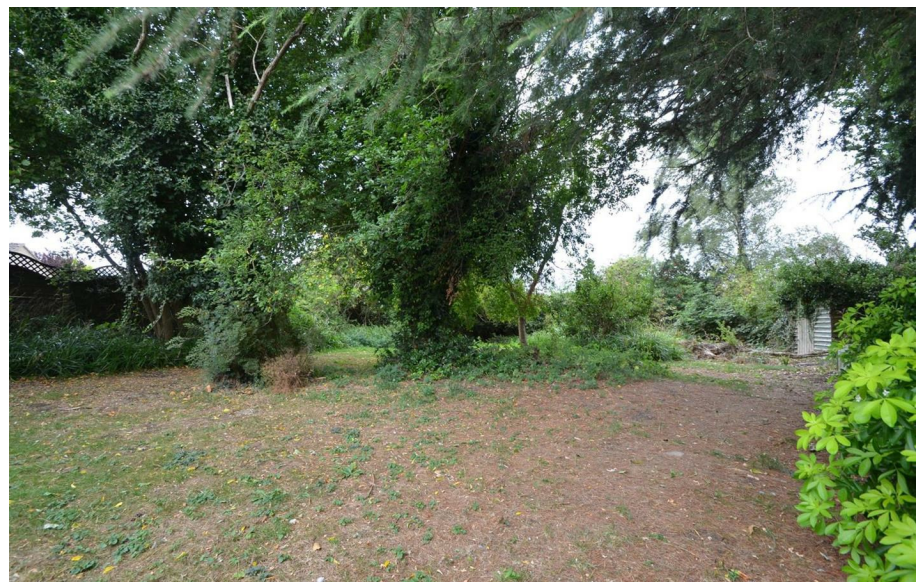
The front Garden is mainly laid to lawn with mature hedgerows and gated access to the front. There is a gravelled driveway from front leading round to rear, providing off road parking and access to a timber garage / workshop with power and light connected with barn style doors and pedestrian access to the side and car port. The rear garden is mainly laid to lawn with mature shrubs and plants.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

AGENTS NOTE

Please note we have been made aware that the property has structural issues and is therefore cash buyers only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
	37	
England & Wales	EU Directive 2002/91/EC	

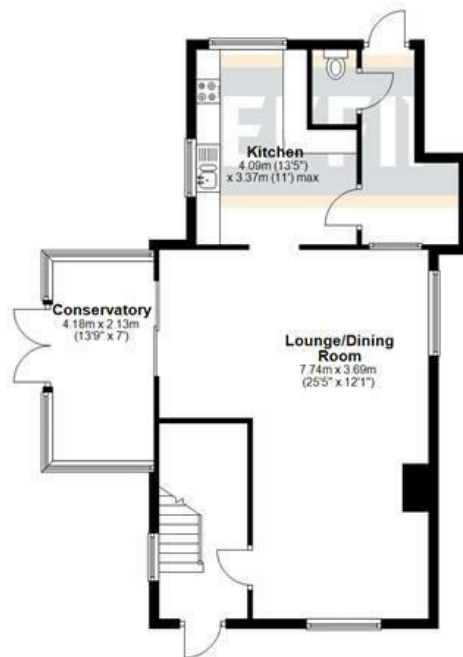
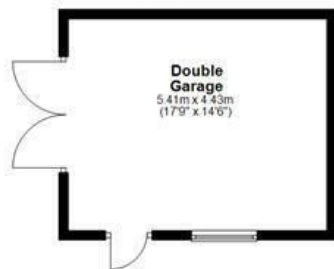
Guide Price £250,000

Tenure - Freehold

Council Tax Band - C

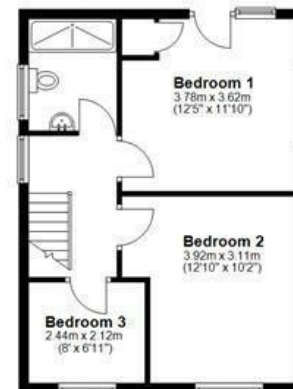
Local Authority - East Cambs District Council

Ground Floor
Main area: approx. 73.8 sq. metres (794.7 sq. feet)
Plus garage: approx. 24.0 sq. metres (258.2 sq. feet)



Main area: Approx. 117.3 sq. metres (1262.1 sq. feet)
Plus garages: approx. 24.0 sq. metres (258.2 sq. feet)

First Floor
Approx. 43.4 sq. metres (467.4 sq. feet)



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.