Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk

david clark & company

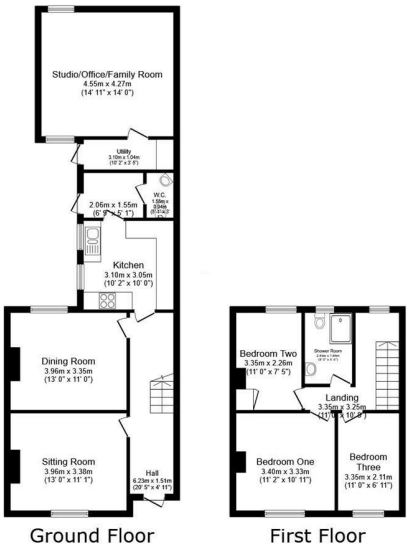


11 High Street, Mepal, CB6 2AW

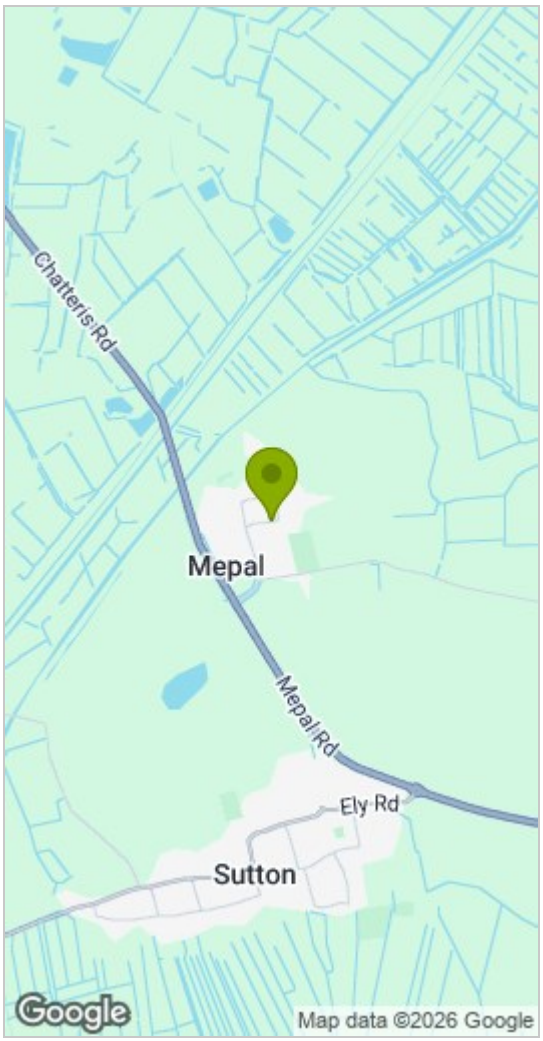
£329,950







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





- **Charming Edwardian semi-detached home**
- **Three bedrooms**
- **Two reception rooms with period fireplaces**
- **Kitchen with utility area**
- **Ground floor WC**
- **Versatile studio/family room**
- **Modern first floor shower room**
- **Landscaped rear garden of approximately 80ft**
- **Driveway providing off-road parking**
- **Popular village location**

CHAIN FREE. Characterful Edwardian Home with Versatile Family Room

Situated in the heart of the popular village of Mepal, this charming Edwardian semi-detached home beautifully combines period character with practical family living.

The ground floor offers two generous reception rooms, both featuring attractive fireplaces, together with a well-equipped kitchen, utility area and ground floor WC. To the rear of the property is a superb studio/family room, offering flexible accommodation ideal as a home office, playroom, gym or additional reception space. The property has had the doors and windows recently refurbished.

Upstairs, there are three well-proportioned bedrooms served by a modern shower room.

Outside, the property enjoys a driveway providing off-road parking and a beautifully landscaped rear garden extending to approximately 80ft. The garden is mainly laid to lawn with established trees, shrubs, fruit trees, a patio with pergola, greenhouse, potting shed and timber storage shed, creating a wonderful outdoor space to enjoy and the added bonus of a summer house with lights and power.

Located within this sought-after village, with excellent access to Ely and Cambridge, this delightful home offers an ideal blend of character, space and versatility.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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