



5 Beresford Road, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£375,000

5 Beresford Road

Ely

A superbly presented semi detached home situated on an edge of development location allowing easy access to the A10 and City centre.

Accommodation comprises spacious 'L' shaped lounge/dining room, refitted kitchen and utility, cloakroom, 3 bedrooms, together with a refitted ensuite and refitted bathroom. There is a driveway, garage and good sized, well maintained, rear garden.

The property has the benefit of gas central heating and upvc double glazing and is offered for sale with no upward chain. Viewing is highly recommended.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Immaculately Presented Semi Detached Home
- 3 Bedrooms (1 with Modern Ensuite)
- Refitted Kitchen, Utility & Bathroom
- Spacious 'L' Shaped Lounge/Dining Room
- Excellent Plot with Well Maintained Rear Garden
- Driveway & Garage
- Edge of Development Location Allowing Easy Access to the City Centre & A10



'L' SHAPED LOUNGE/DINING ROOM

Lounge area with door and double glazed window to front aspect, understairs storage cupboard, television point, radiator. Dining area with double glazed French doors to rear garden. Opening to...

KITCHEN

Refitted with a superb range of modern wall and base level storage units, work surfaces and drawers, sink unit and drainer, built-in Bosch electric oven, hob and extractor hood, integrated fridge/freezer and dishwasher, radiator.

UTILITY ROOM

With door and double glazed window to rear garden, fitted with a range of storage units and worktop, plumbing for washing machine, space for tumble dryer, radiator.

INNER HALLWAY

With stairs to first floor.

CLOAKROOM

With low level WC, vanity unit, double glazed window to front aspect, radiator.

FIRST FLOOR LANDING

With built-in shelved cupboard, radiator.

BEDROOM 1

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

ENSUITE

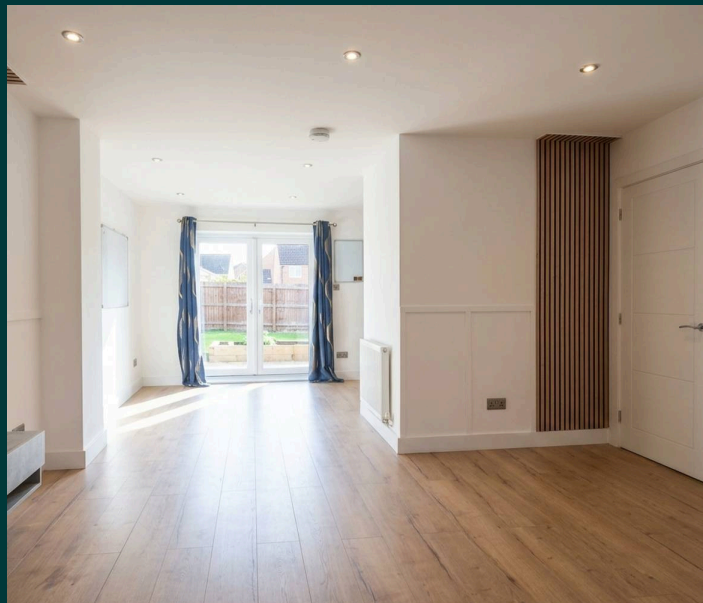
With low level WC, wash basin, shower cubicle, double glazed window to front aspect, heated towel rail.

BEDROOM 2

With double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.





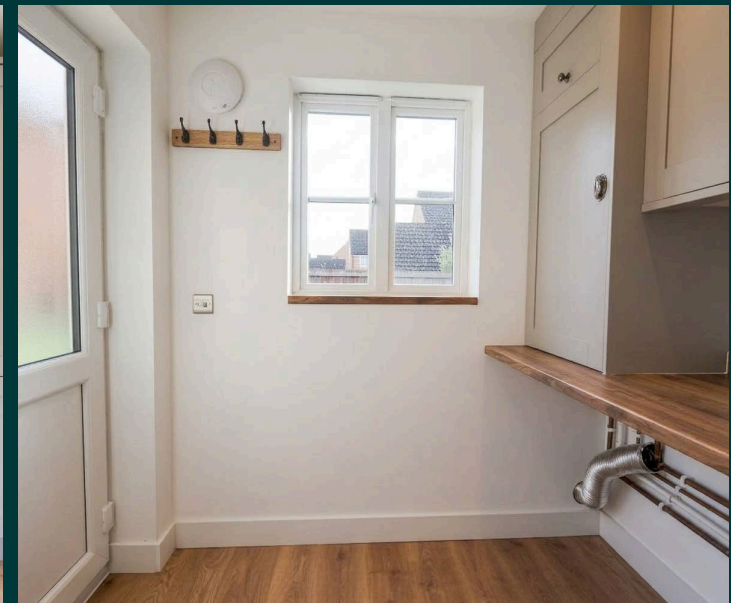
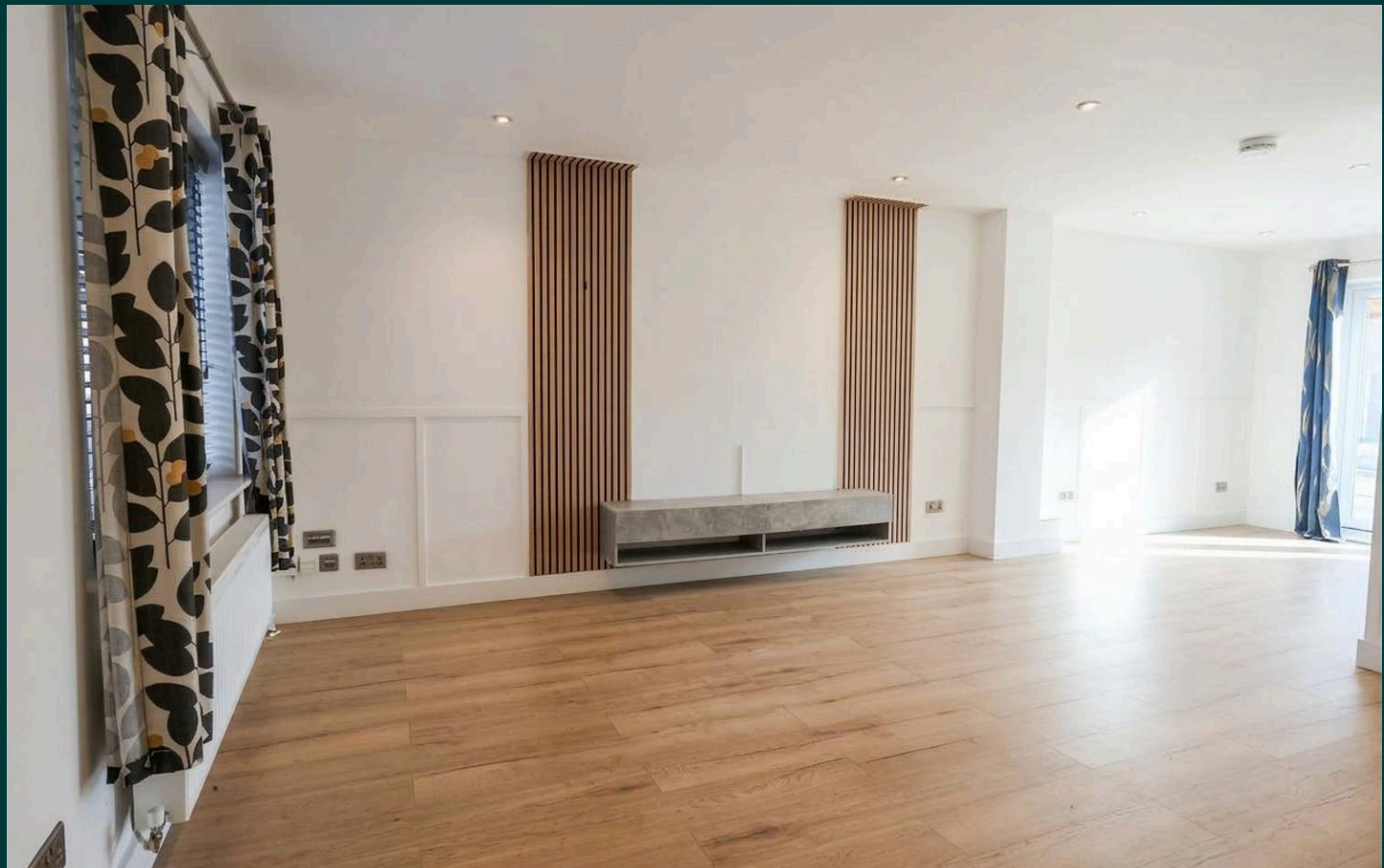
BATHROOM

With modern suite comprising vanity unit with circular wash basin, built-in WC, bath with shower above and shower screen, double glazed window, heated towel rail.

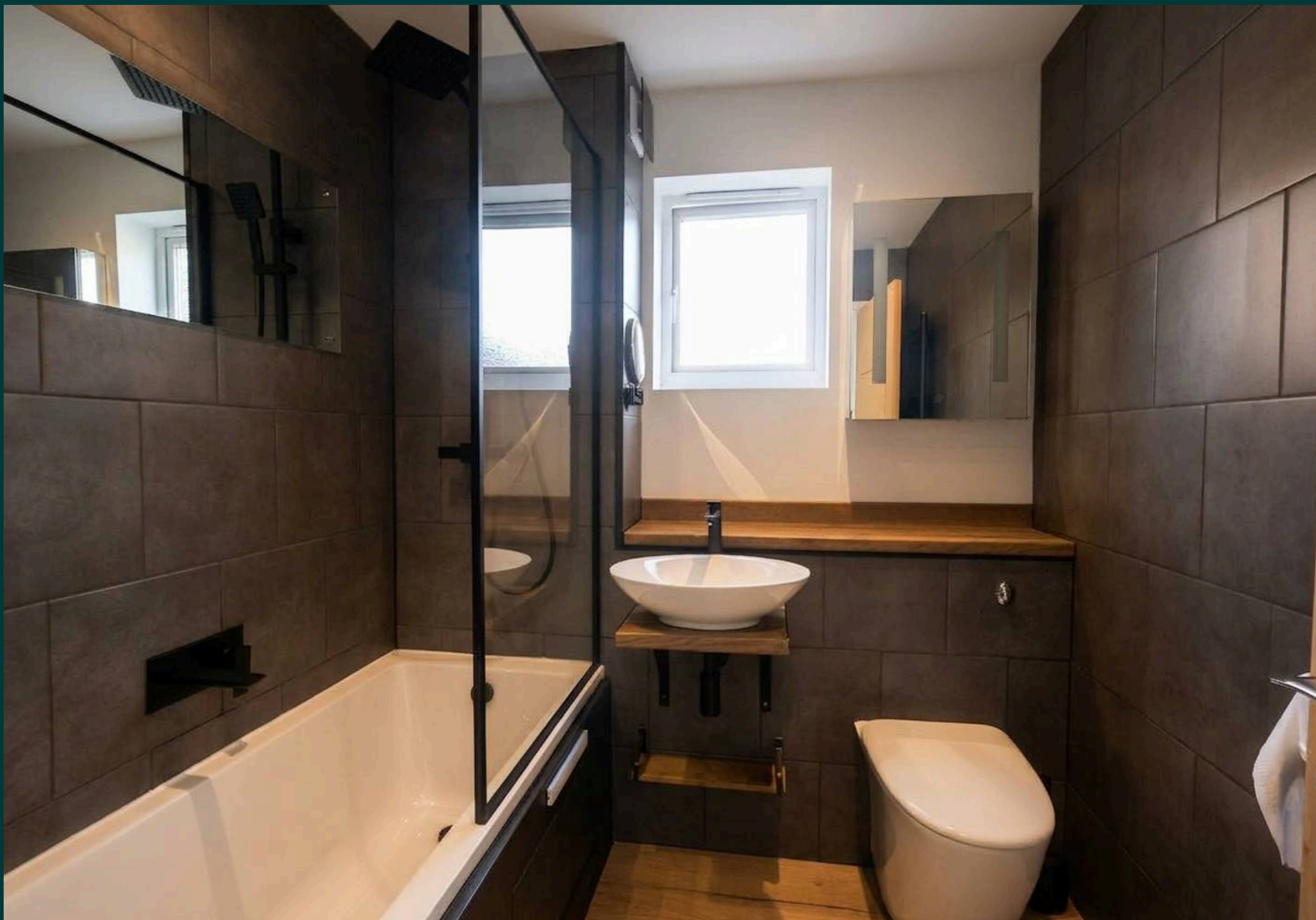
OUTSIDE

To the rear of the property there is a good size garden which has an extended area of paved patio, raised beds including a vegetable garden with the remainder being laid to lawn.

To the side of the property there is a driveway leading to a single garage with electric roller shutter door. The garage has power and light connected and a full size door out into the rear garden.



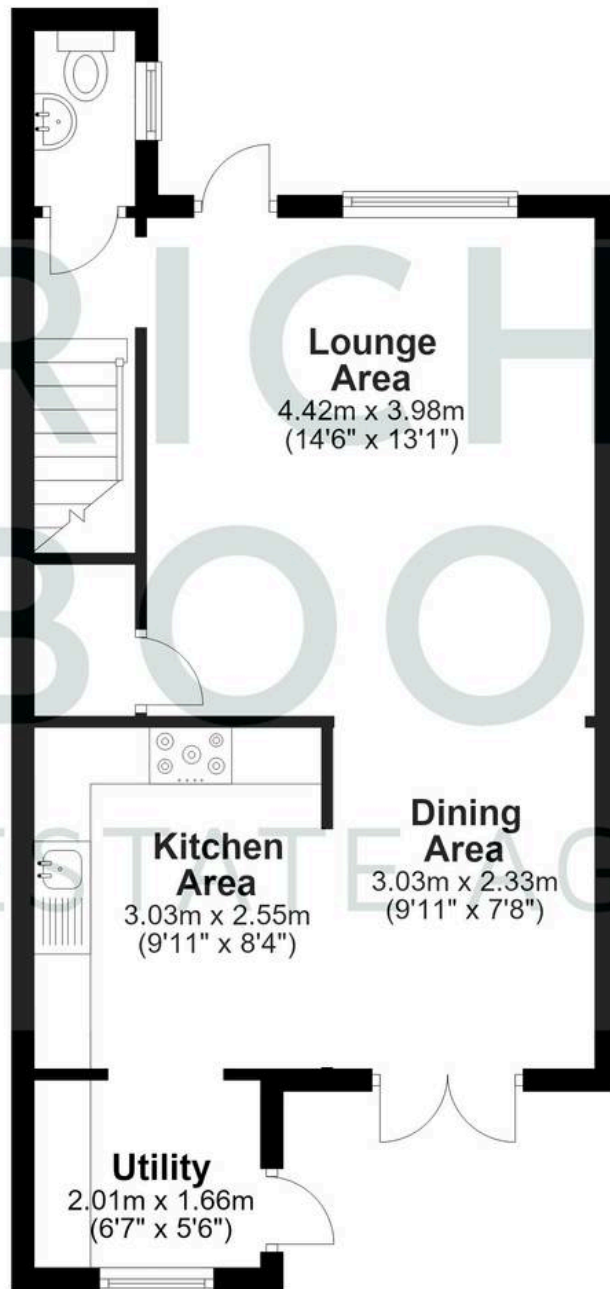






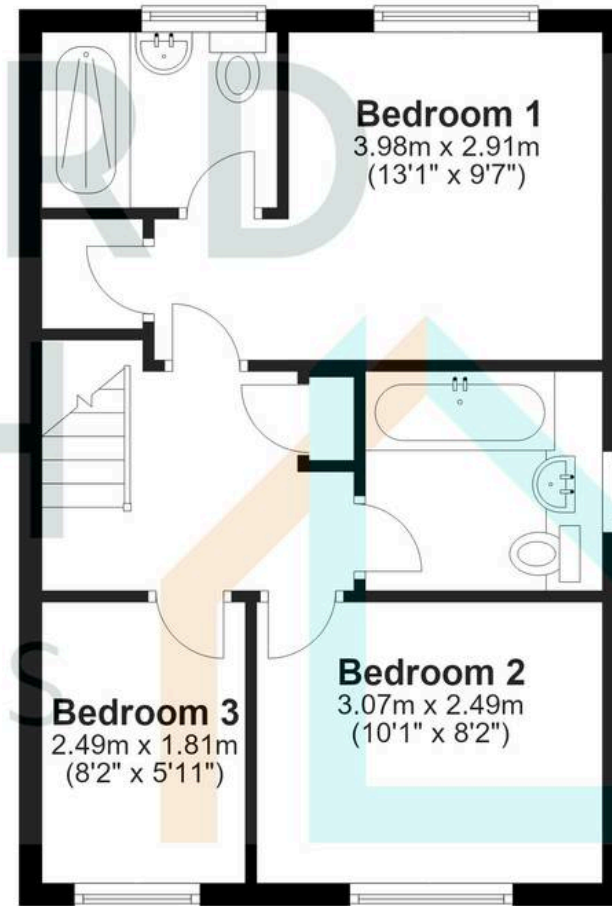
Ground Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 80.2 sq. metres (862.8 sq. feet)



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