

Asking Price £460,000  
Freehold



49 Stour Green, Ely, Cambridgeshire, CB6 2WR



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## Greatly improved and exceptionally well presented townhouse with delightful Cathedral views.

49 Stour Green occupies a fine position within this popular development overlooking a central green area to the front and with wonderful views of Ely Cathedral to the rear. The current owners purchased the property from new in 2004 and have since carried out a number of significant improvements including the re-fitting of the kitchen, bathroom and showers rooms and combining the ground floor accommodation to create a spacious, open plan kitchen/dining room. The accommodation, arranged over 3 floors, is particularly well presented and offers excellent, versatility suitable for a variety of family needs. There is a low maintenance, south facing garden to the rear, together with parking and a single garage. Heating is gas fired to radiators (electric underfloor heating to ground floor) and the windows are Upvc double glazed. The council Tax is Band E and the EPC rating is Band C. There is a maintenance charge payable for the upkeep of the communal grounds within the development, currently £240.00 per annum.

Stour Green is particularly well placed for access to the city centre, primary and secondary schools and Ely leisure, a complex on the western outskirts of the city, which includes various eating establishments, cinema, sports centre, swimming pool together with sporting activities including golf, squash and tennis. Ely offers a good range of day-to-day amenities, several weekly markets and a mainline railway station with services to Cambridge, London, Birmingham and the north.

### Features

- Versatile Accommodation Arranged Over 3 Floors
- Stylish Open Plan Kitchen & Dining Area
- Spacious First Floor Sitting Room With Cathedral View
- 5 Bedrooms & 3 Bath/Shower Rooms (2 En Suite)
- Gas Heating & Upvc Double Glazed Windows
- Low Maintenance Garden, Parking & Single Garage





**Entrance Hall:**  
Stairs to first floor with storage cupboard under, door to kitchen and door to:-

**Cloakroom:**  
Low level WC, wash hand basin and tiled floor.

**Kitchen Area:**  
15'0" x 10'2" (4.58m x 3.10m)  
Extensive range of soft closing base and eye level cabinets, tiled floor, door to outside, breakfast bar unit and integrated appliances comprising Electrolux double oven and AEG induction hob with extractor fan above.

**Dining Area:**  
8'6" x 11'6" (2.60m x 3.53m)  
Bay window to front aspect and tiled floor.

**FIRST FLOOR:**

**Landing:**  
Stairs to second floor, door to bedroom 1 and door to:-

**Sitting Room:**  
24'6" x 13'10" max (7.48m x 4.23m max)  
French doors to 'Juliet Balcony' and wonderful, unobstructed views of Ely Cathedral.

**Bedroom 1:**  
17'8" x 11'1" (5.40m x 3.40m)  
Extensive range of built in wardrobes, further fitted furniture comprising bedside cabinets, dressing unit and drawers. Views to front over the central green area and door to:-

**En Suite Shower Room:**  
Fully tiled walls, low level WC, wash hand basin with cupboards under, shower cubicle and heated towel rail.

**SECOND FLOOR:**

**Landing:**  
Loft hatch to roof space and airing cupboard with hot water cylinder.

**Bedroom 2:**  
15'1" x 8'2" (4.60m x 2.50m)  
Views of Ely Cathedral and door to:-

**En Suite Shower Room:**  
Fully tiled walls, low level WC, wash hand basin with cupboards under, shower cubicle and heated towel rail.

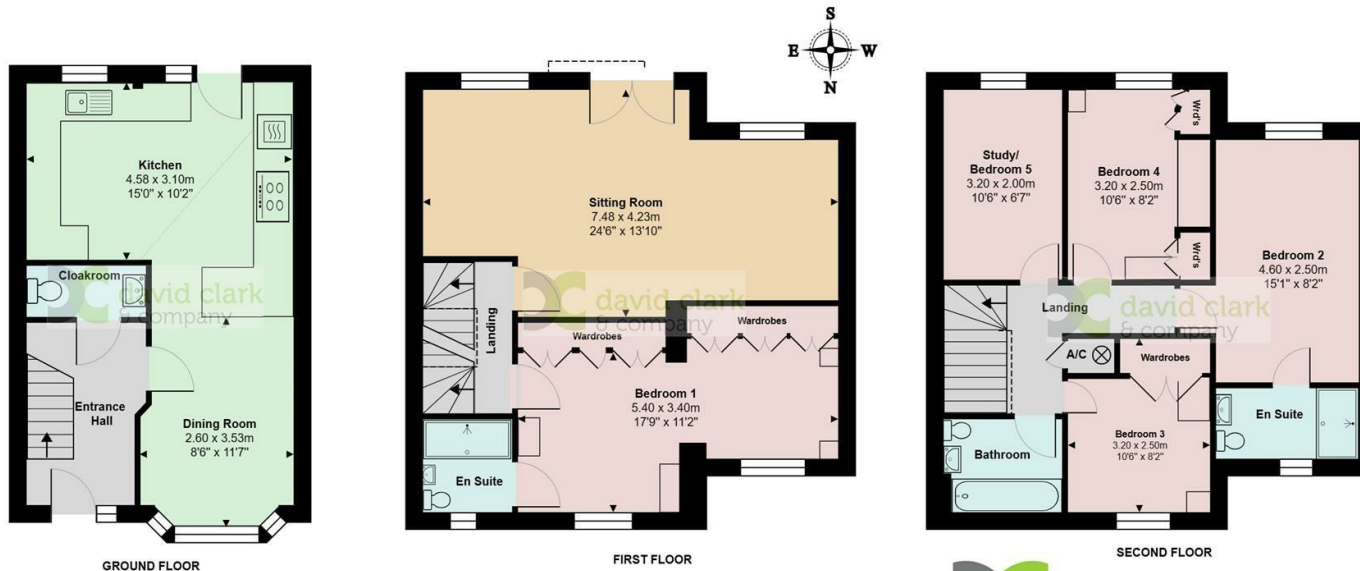
**Bedroom 3:**  
10'5" x 8'2" (3.20m x 2.50m)  
View to front over the central green area, built in wardrobes and further fitted furniture comprising dressing unit/desk and corner display unit with base level drawers.

**Bedroom 4:**  
10'5" x 8'2" (3.20m x 2.50m)  
Views of Ely Cathedral, built in wardrobes and further fitted furniture comprising eye level cupboards, dressing unit/desk and corner display unit with base level drawers.

**Bedroom/Study:**  
10'5" x 6'6" (3.20m x 2m)  
Views of Ely Cathedral.

**Bathroom:**  
Fully tiled walls, low level WC, wash hand basin with cupboards under, jacuzzi bath and heated towel rail.

**OUTSIDE:**  
A south facing garden to the rear is paved for ease of maintenance and contains a timber shed. Gated pedestrian access links to a parking space and single garage with up and over door.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

About 150.0 m<sup>2</sup> ... 1614 ft<sup>2</sup>

All dimensions / floor plans are approximate and should not be relied upon.



**TENURE**  
Freehold

**SERVICES**

Water, Electricity and Drainage.

**LOCAL AUTHORITY**

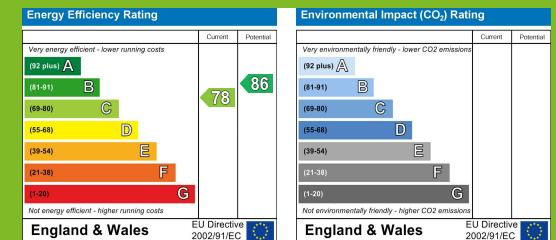
East Cambridgeshire District Council

**COUNCIL TAX BAND**

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Directions to the property using What3Words.  
Enter the following link in your browser then click Waze  
or Google Maps:

<https://w3w.co/vessel-runner-exporters>



**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.

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