

Asking Price £335,000
Freehold



2 Mansion Yard, Main Street, Coveney, Cambs, CB6 2LY



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Cottage style terraced house with magnificent views to front towards Ely Cathedral.

2 Mansion Yard forms part of a small, exclusive development built in 2022 by Larkspur Homes Ltd, which occupies a superb position within the village benefitting from wonderful views across open countryside to both the front and rear. Well presented throughout the accommodation comprises entrance hall, cloakroom, sitting room, spacious kitchen/dining room including range of integrated appliances, 3 bedrooms and 2 bath/shower rooms (1 en suite). There are 2 allocated parking spaces and delightful cottage style gardens to the front of rear including areas of lawn, rose, flower and shrub beds and a garden shed. Heating is propane gas underfloor heating to the ground floor and via radiators to the first floor. (The propane gas is from a shared bulk tank with a metered supply to the individual properties forming Mansion Yard). Windows are sealed unit double glazed and the property further benefits from a Buildzone 10-year warranty, of which there are approximately 8 years remaining. The Council Tax is Band C and the EPC rating is Band C.

Coveney is a small hamlet situated about 3 miles from Ely. Ely is a charming Cathedral city with a good range of day-to-day amenities, schools catering for all age ranges, excellent sports and leisure facilities and a mainline railway station with regular services to Cambridge and London.

Features

- Superb Views Across Surrounding Countryside
- Well Presented Throughout
- Sitting Room With Wood Burning Stove
- Spacious Kitchen/Dining Room
- 3 Bedrooms & 2 Bath/Shower Rooms
- Gas Heating & Double Glazed Windows
- Delightful Cottage Style Gardens
- NO ONWARD CHAIN



**Entrance Hall:**

Stairs to first floor with storage cupboard under.

Cloakroom:

Low level WC and wash hand basin.

Sitting Room:

Fireplace with inset wood burning stove and double doors to adjoining kitchen/dining room.

Kitchen/Dining Room:

Range of matching base and wall cabinets, island unit, range of integrated appliances comprising, oven, combination oven, fridge/freezer and dishwasher. 2 velux windows and French doors to rear garden.

FIRST FLOOR:**Landing:**

Linen cupboard and loft hatch to roof space.

Bedroom 1:

Delightful views to rear across open countryside and door to en suite shower room.

En Suite Shower Room:

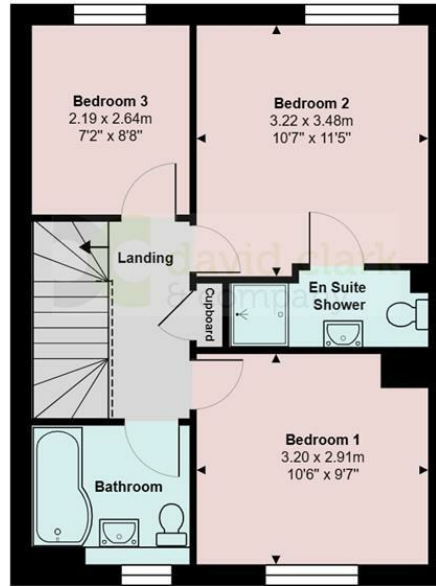
Low level WC, wash hand basin, shower cubicle and heated towel rail.

Bedroom 2:**Bedroom 3:****Bathroom:**

Low level WC, wash hand basin, panelled bath and heated towel rail.

OUTSIDE:

The front garden is enclosed by walling and fencing and contains an area of lawn and well stocked flower and shrub beds. It also benefits from a superb view across open countryside towards Ely Cathedral. A landscaped garden to the rear is enclosed by fencing and includes an area of lawn, well stocked flower and shrub beds, timber log store and garden shed. Gated pedestrian to the rear leads to two allocated parking spaces.



About 91.1 m² ... 980 ft²

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
C

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

<https://w3w.co/neid.nail.sharpened>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	77	England & Wales
		89	EU Directive 2002/91/EC

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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