

Asking Price £458,000
Freehold



9 Chapel Street, Ely, Cambridgeshire, CB6 3JG

 **david clark**
& company

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Fine detached period house
situated in the centre of this
highly regarded village.

An impressive detached house which has been greatly improved by the present owner to combine modern day living with the character of a period property. Principle features include a high specification kitchen, with full range of integrated appliances, and a stylish bathroom and shower room. Heating is oil fired to radiators and the windows are Upvc sealed unit double glazed. A stunning garden to the rear surprisingly provides privacy and seclusion for such a centrally located property. There is also the potential to extend the accommodation, if required, subject to any necessary planning consents being obtained. A further significant benefit is the fact there is no onward chain providing immediate possession for those who wish/need to move quickly. The Council Tax is Band D and the EPC rating is Band E.

Stretham is a well served village particularly well placed for access to Ely, to the north (4 miles) and Cambridge, to the south (12 miles) both of which offer an excellent range of amenities. Facilities within the village include a post office/general store, primary school, public house/restaurant, church, youth centre, parish hall, garage, and sports field with an all-weather surface and pavilion. Mainline railway stations, providing services to Cambridge and London's King Cross are available at Ely and Waterbeach.

Features

- Greatly Improved Detached Period House
- 2 Reception Rooms & High Spec' Kitchen
- 3 Bedrooms & 2 Bath/Shower Rooms
- Oil Fired Heating & Double Glazed Windows
- Wonderful Secluded Garden To Rear
- NO ONWARD CHAIN





Entrance Hall:
Tiled floor, staircase to first floor with storage cupboard under, open access to:-

Inner Hall:
Tiled floor, door to rear garden and open access to utility room.

Sitting Room:
Exposed timber floor and open fireplace.

Dining Room:
Tiled floor, shelved recess and French doors to rear garden.

Kitchen:
Impressive high specification bespoke kitchen with range of high gloss fronted, soft closing cabinets and drawers, 'Franke' one and a half bowl sink unit, 'Maia Iceberg' worksurfaces, island unit and integrated appliances comprising 'Bosch' fridge/freezer and dishwasher, 'Siemens' microwave, induction hob and pyrolytic self cleaning oven.

Utility Room:
Cupboard housing the 'Wallstar' oil fired boiler, worksurface, position for washing machine and tumble dryer and door to:-

Shower Room:
Double width shower cubicle with combined waterfall and body jet high pressure shower unit, close coupled WC and vanity wash basin with cupboards under.

FIRST FLOOR:

Landing:
Doors to bedrooms one and two and steps down to:-

Inner Landing:
Doors to bedroom three and bathroom.

Bedroom 1:
Range of built in wardrobes and door to large storage cupboard providing excellent potential for an en suite shower room.

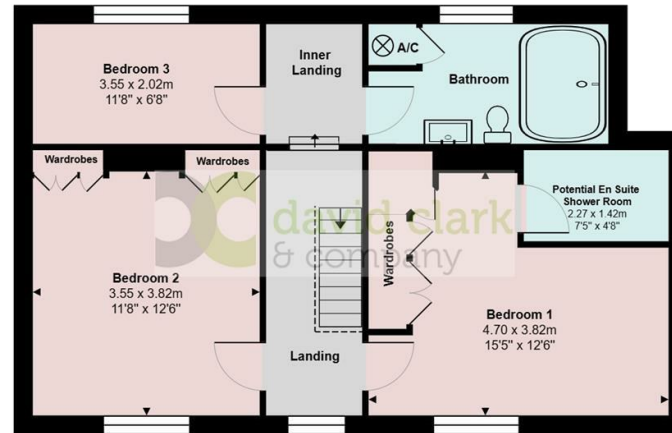
Bedroom 2:
Built in wardrobes.

Bedroom 3:

Bathroom:
Double width jacuzzi bath, low level WC, vanity wash basin with cupboards, heated towel rail and airing cupboard with hot water cylinder.

OUTSIDE:

There are low level brick walls and shrub beds to front and gated access to a side passageway leading to rear garden which is a particularly fine feature of the property. Fully enclosed by walling and fencing and well screened by a variety of established trees, it provides a high level of privacy and seclusion. Areas of lawn are interspersed with a variety of flowers and shrubs creating a wonderful array of colour. There is also a decked terrace and garden shed.



About 114.2 m² ... 1229 ft²

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

TENURE
Freehold

SERVICES
Water, Electricity, Gas and Drainage.

LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
D

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

<https://w3w.co/skim.sleepers.slugs>

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		England & Wales
			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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