

Asking Price £550,000
Freehold



2A The Turnpike, Ely, Cambridgeshire, CB7 4JJ



2A The Turnpike, Ely, Cambridgeshire, CB7 4JJ

Extended and well presented detached house in one of Ely's most highly regarded locations.

An extremely rare opportunity to acquire a spacious 3 double bedroom detached house occupying a fine position within The Turnpike, which is a small established cul-de-sac of just 5 individual, detached properties and is widely recognised as one of the best residential locations in Ely. The property has been recently extended and subject to a number of significant improvements to create an excellent family home. In brief, the accommodation comprises:- reception hall, cloakroom, 3 reception rooms, spacious kitchen, 3 double bedrooms and 2 bath/shower rooms (1 en suite). Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There are established gardens to the front and rear, off road parking for several cars and an attached single garage. The Council Tax is currently Band E and the EPC rating is currently Band D.

Ely is a charming cathedral city with a good range of day-to-day facilities, schools catering for all age ranges, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London, which is just over an hour's journey. The property is ideally situated just a few hundred yards from the City's 18 hole golf course and for access to the highly regarded independent school, King's Ely.

Features

- Just a Few Hundred Yards From The Golf Club
- 3 Reception Rooms & Spacious Kitchen
- 3 Double Bedrooms & 2 Bath/Shower Rooms
- Gas Heating & Upvc Double Glazing
- Parking, Garage & Established Gardens





Reception Hall:
Wood block flooring and Stair to first floor.

Cloakroom:
Low Level WC and wash hand basin.

Family Room/Study:
Desk unit and double doors to adjoining sitting room.

Sitting Room:
Fireplace.

Kitchen:
Tiled floor, sink unit, under floor heating, range of base and wall cabinets, integrated fridge/freezer, dishwasher and electric oven with gas hob and extractor hood above. Under stairs storage cupboard, open access to adjoining dining room and door to garage.

Dining Room:
Wood block flooring and French doors to rear garden.

FIRST FLOOR:

Landing:
Airing cupboard with insulated hot water cylinder and loft hatch, with ladder attachment to attic, which has lighting and is insulated and boarded.

Bedroom 1:
Built in wardrobes and door to en suite.

En Suite Shower Room:
Low level WC, pedestal wash basin and shower cubicle.

Bedroom 2:
Built in cupboard/wardrobe.

Bedroom 3:
Pedestal wash basin.

Bathroom:
Low level WC, pedestal wash basin and panelled bath.

OUTSIDE:
The property is set back from the road behind established shrubs and bushes. A block paved driveway provides parking for several cars and access to an attached Single Garage with up and over door to front, power and light. Gated pedestrian access to either side of the property leads to the rear garden, which is fully enclosed and contains an area of lawn, established shrubs and bushes, an extensive paved terrace and a garden shed.



About 146.8 m² ... 1580 ft² (Including Garage)
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
E

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

<https://w3w.co/export-staff.shadowing>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 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	
			76		
			64		

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.

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

