

Asking Price £430,000
Freehold



14 The Chase, Ely, Cambridgeshire, CB6 3DS

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**An extended, greatly improved
and exceptionally well presented
detached house.**

This property occupies an excellent position within a small, quiet cul-de-sac, well placed for access to the city centre and railway station. The property has been significantly extended and greatly improved by the present owners to create an impressive family house. Exceptionally well presented throughout, the accommodation includes a spacious sitting room, with inset multi-fuel burner, a superb kitchen/dining room, utility with range of floor to ceiling cupboards, 3 bedrooms, stylish bathroom and cloakroom. There is off road parking, garage and a delightful, fully enclosed garden to the rear which offers a good level of privacy. Heating is gas fired to radiators (new Baxi boiler fitted in 2024), the windows are Upvc sealed unit double glazed and there are wall mounted air-conditioning units in the sitting room and main bedroom. The Council Tax rating is currently Band C and the EPC rating is currently Band C.

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 for access to the city centre, an 18 hole golf course and the highly regarded independent school, King's Ely

Features

- Extended, Greatly Improved & Well Presented
- Spacious Sitting Room & Superb Kitchen/Dining Room
- Delightful, Established Cul-De-Sac Location
- Catchment Area For St John's Road School
- New Gas Boiler Installed in 2024
- INTERNAL VIEWING ESSENTIAL





Entrance Hall:
Tiled floor and stairs to first floor.

Cloakroom:
Low level WC, pedestal wash basin, heated towel rail and wall mounted cupboards.

Sitting Room:
Bow window to front aspect, wall mounted air-conditioning unit and fireplace with inset multi-fuel burner.

Kitchen/Dining Room:
Tiled floor, range of base and wall cabinets, worksurfaces, sink unit, integrated dishwasher and double oven, 4 ring ceramic hob with extractor fan above, understairs storage cupboard and French doors to rear garden.

Utility Room:
Tiled floor, worksurface, position for washing machine and built in floor to ceiling cupboards.

FIRST FLOOR:

Landing:
Loft hatch to roof space.

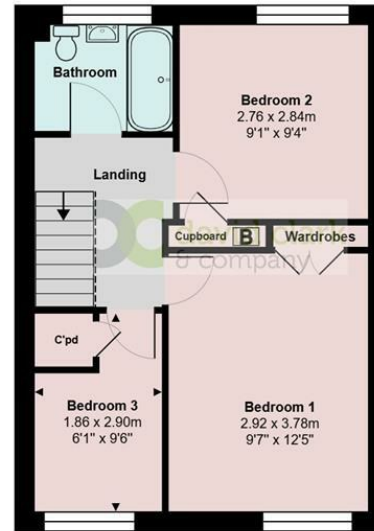
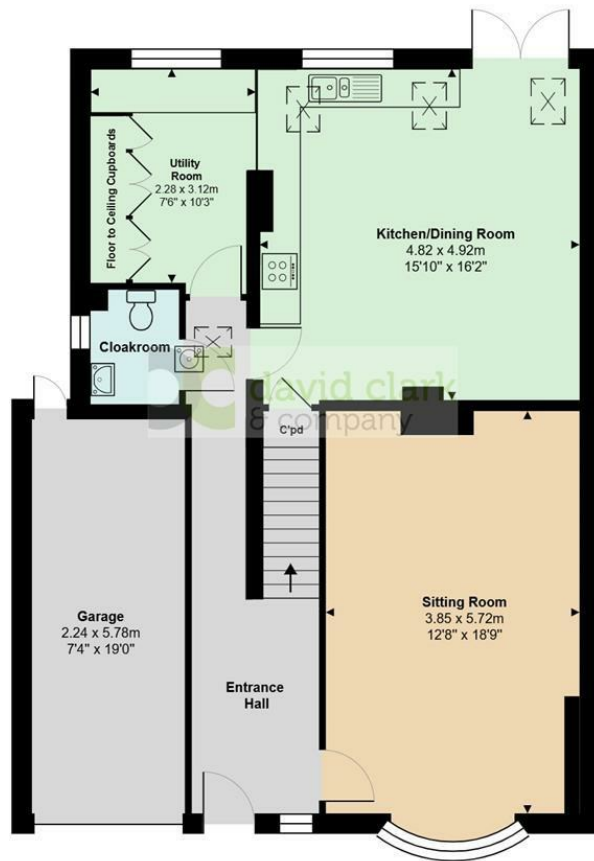
Bedroom 1:
Built in double wardrobe and air-conditioning unit.

Bedroom 2:
Cupboard housing the gas fired boiler.

Bedroom 3:
Storage cupboard.

Bathroom:
Low level WC, vanity wash basin with cupboards under, panelled bath with separate shower unit, heated towel rail and tiled floor.

OUTSIDE:
A block paved driveway provides off road parking and access to the garage with electronic roller door to front, power and light. An open plan garden to front contains an area of lawn and a variety of shrubs and bushes. A delightful, fully enclosed garden to the rear offers a good level of privacy and contains paved terraces, area of lawn, well stocked flower and shrub beds and access to the garage.



About 118.3 m² ... 1273 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

C

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

https://w3w.co/terminology_furniture_downs

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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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