

**Asking Price £575,000**  
**Freehold**



**66 Fieldside, Ely, Cambridgeshire, CB6 3AS**



## 66 Fieldside, Ely, Cambridgeshire, CB6 3AS

**Detached family house situated in a highly regarded location close to the city centre.**

An impressive, non-estate, detached house providing excellent, versatile accommodation and extremely well placed for access to the city centre. Although rented for a number of years, the property has been well maintained but would benefit from some general updating/improvement. This provides prospective purchasers with a wonderful opportunity to carry out any future alterations and improvements to their own particular taste and standard. There is also scope to create additional accommodation, subject to any necessary planning consents being obtained. Heating is gas fired to radiators and the windows are sealed unit double glazed. There is off road Parking and a detached garage/workshop to the side and a fully enclosed garden to the rear which provides a high level of privacy and seclusion. The Council Tax rating is currently Band E and the EPC rating is currently Band E. For those wishing to complete quickly the property further benefits from not having an onward chain.

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 conveniently situated for access to the railway station, city centre, cathedral, the highly regarded independent school, King's Ely, mini supermarket, public house and doctors surgery.

### Features

- Detached Family Home in Highly Regraded Location
- 3 Reception Rooms
- Kitchen, Utility & Ground Floor Shower Room
- 5 Bedrooms & Spacious Family Bathroom
- Gas Fired Heating to Radiators
- Sealed Unit Double Glazed Windows
- Off Road Parking & Detached Garage/Workshop
- Private Enclosed Garden to Rear
- Potential to Provide Additional Accommodation (STPP)
- NO ONWARD CHAIN







Front entrance door to:-

**Entrance Porch:**

Door to:-

**Entrance Hall:**

Stairs to first floor with storage cupboard under.

**Sitting Room:**

Triple aspect.

**Dining Room:**

Tiled fireplace and bay window to front aspect with base level cupboards.

**Family Room:**

Shelving and base level cupboards to alcoves.

**Kitchen:**

Range of base and wall level cabinets, sink unit, integrated double oven, ceramic hob with extractor fan above, position for dishwasher and fridge/freezer, Ideal Mexico gas fired boiler and door to:-

**Utility Room:**

Work surface, sink unit, position for washing machine and tumble dryer, tiled floor, door to outside and door to:-

**Shower Room:**

Tiled floor, low level WC, vanity wash basin with cupboards under, shower cubicle and heated towel rail.

**FIRST FLOOR:**

**Landing:**

Storage cupboard and loft hatch to roof space.

**Bedroom 1:**

**Bedroom 2:**

**Bedroom 3:**

Built in wardrobes.

**Bedroom 4:**

Built in wardrobes.

**Bedroom 5/Study:**

**Bathroom:**

Airing cupboard housing the hot water cylinder, panelled bath, low level WC, shower cubicle and vanity wash basin with cupboards under.

**OUTSIDE:**

The property is set back from the road behind a low level brick wall. A driveway to the left of the property provides off road parking and leads to a detached single garage with up and over door to front and internal door to adjoining workshop, both of which have power and light. Gated pedestrian access to the right of the property leads to the rear garden which is fully enclosed and offers a high level of privacy. The garden is mainly laid to lawn and contains several trees and a garden shed.





About 147.1 m<sup>2</sup> ... 1583 ft<sup>2</sup>  
All dimensions / floor plans are approximate and should not be relied upon.

**TENURE**  
Freehold

**SERVICES**  
Mains Water, Electricity and Gas Connected.

**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/closet.carefully.lemmings>

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