

Asking Price £425,000
Freehold



78 Fieldside, Ely, Cambridgeshire, CB6 3AR

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Extended, greatly improved and beautifully presented throughout.

A wonderful opportunity to acquire a fine, Victorian house situated in a highly regarded location with a south facing aspect to front and within walking distance of the city centre and many other local amenities. Extended and greatly improved, the property is beautifully presented throughout and alterations have been sympathetically and tastefully undertaken to successfully combine the convenience of modern day living with the character of the original Victorian building. A particular feature is a stunning open plan kitchen/dining/family room, with a feature vaulted ceiling and deep glazed bi-fold doors along the rear aspect providing access to and a delightful vista of the garden. This area provides ideal space for family and social entertaining.

A further feature of the property is the large garden to the rear, which contains a variety of established trees, shrubs and bushes providing a high level of privacy and seclusion. Heating is gas fired to radiators and the majority of the windows are sealed unit double glazed. The property further benefits from not having an onward chain. The Council Tax is currently Band B 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 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

- Highly Regarded Non-Estate City Location
- Walking Distance of The City centre
- Extended & Greatly Improved
- Beautifully Presented Throughout
- Fireplaces, Deep Skirtings & Timber Floors
- Stunning Open Plan Kitchen/Dining/Family Room
- Sitting Room With Feature Open Fireplace
- Gas Fired Radiator Heating
- Large, Established Garden to Rear
- NO ONWARD CHAIN





Front entrance door to:-

Entrance Hall:

Tiled floor and stairs to first floor.

Sitting Room:

Exposed timber floor, feature fireplace with inset patterned tiles, tiled hearth and fitted cabinets and shelving to alcoves. Sealed unit double glazed window with fitted shutters to front aspect.

Inner Hall:

Exposed timber floor.

Cloakroom:

Low level WC, wash hand basin, extractor fan and exposed timber floor.

Utility Room:

Range of base and wall cabinets, work surfaces, exposed timber floor, extractor fan, freestanding freezer and washer dryer.

Kitchen/Dining/Family Room:

Range of base and wall cabinets and drawers, work surfaces, integrated full height fridge., Classic 100 gas range, understairs storage cupboard, cupboard housing the gas boiler, engineered wood flooring, feature vaulted ceiling incorporating 3 velux windows and deep glazed bi-folding doors to rear aspect

FIRST FLOOR:

Landing:

Loft hatch to roof space.

Bedroom 1:

Fireplace, fitted wardrobes to alcoves and 2 sealed unit double glazed windows with fitted shutters to front aspect.

Bedroom 2:

Fireplace and shelved storage cupboard.

Bedroom 3:

Excellent single bedroom currently used as office space.

Bathroom:

Exposed timber flooring, low level WC, pedestal wash basin and panelled bath with separate shower attachment.

OUTSIDE:

A small area to front is enclosed by walling and there is gated pedestrian access to the side leading to the rear garden., which is a further particular feature of the property. Fully enclosed it provides a good level of privacy and includes a York stone terrace, large area of lawn, garden shed and a variety of established trees, shrubs and bushes.



About 91.9 m² ... 989 ft²

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

B

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

<https://w3w.co/anode.stretcher.lofts>

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		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-54) E	
(21-38) F		(11-38) 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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