

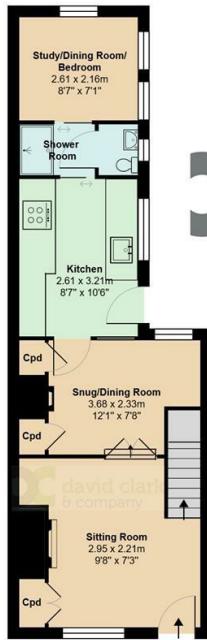
Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
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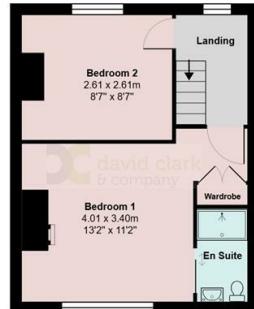
**9 Chapel Street, Ely, CB6 1AD**

**Asking Price £375,000**





**dc** david clark  
& company



About 64.2 m<sup>2</sup> - 692 ft<sup>2</sup>  
All dimensions / floor plans are approximate and should not be relied upon.

- Grade II Listed Semi-Detached Georgian Cottage
- Southerly Aspect to Rear With Wonderful Cathedral Views
- Considerable Charm & Character Combined With Modern Day Facilities
- Gas Fired Heating & Air Conditioning Air to Air Heat Pump
- Parking Available For Resident Permit Holders Only
- Superb Central City, Conservation Area, Location
- Versatile & Exceptionally Well Presented Accommodation Throughout
- 2/3 Reception Rooms, 2/3 Bedrooms & 2 Shower Rooms
- Delightful, Fully Enclosed, Private Courtyard
- Immediate Possession With NO ONWARD CHAIN

A rare opportunity to acquire a Georgian cottage of considerable charm and character, situated in a Conservation Area just a few hundred yards of the High Street and Ely's stunning Cathedral. Exceptionally well presented throughout the accommodation offers tremendous versatility and includes many fine 'Heritage' features such as cast iron radiators, fireplaces, sash windows and traditional light switches. The property has been significantly altered and improved by the present owners with notably improvements including the reconfiguration of part of the ground floor to create a study/dining room/bedroom with adjoining shower room, refurbishment of the kitchen, with built in oven and induction hob, re-fitted shower rooms, new gas boiler (fitted 2022) and redecoration throughout using 'Farrow & Ball' paint. The result is an extremely cosy cottage that successfully combines modern day living with the charm and character of the original period building.

Heating is gas fired to radiators and there is also an air to air heat pump for additional heating and air conditioning. A delightful, enclosed courtyard to the rear enjoys a southerly aspect and offers a good level of privacy.



Directions to the property using What3Words.

Enter the link in your browser then click on

Waze or Google Maps:

<https://w3w.co/depths.socialite.rehearsed>

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