



5 Chapel Lane,
Wicken, Ely, Cambs, CB7 5XZ

Guide Price £375,000



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Description

Located in this popular village, close to National Trust Wicken Fen and the Popular Maids Head Pub/Restaurant, this period detached 3 - bedroom home needs renovation and repair but offers good sized accommodation and garden together with off road parking.

Hall

Part uPVC double glazed entrance door. Stairs to first floor with understairs storage space. Radiator. Ceiling light point.

Lounge/Diner - 7.29m x 3.53m (23'11" x 11'7" reducing to 8'5")

Split level with open fireplace with tiled hearth. Radiator. Two dimmer switches. Two ceiling light points. Window to the front aspect and double-glazed window to the rear aspect.

Dining/Family Room - 4.27m x 3.53m (14'0" x 11'7")

Double glazed patio doors to the garden. Open fireplace with stone surround and hearth and timber mantel. Ceiling light point. Radiator.

Rear Lobby

Ceiling light point. Door to kitchen. Door to WC. Door to 'lean-to'. Central heating thermostat.

WC - 1.8m x 1.68m (5'11" x 5'6")

Butler sink. Window to the rear aspect. Low level EWC. Fusebox and electric meter. Ceiling light point.

Kitchen - 3.53m x 2.84m (11'7" max narrows to 9'8" x 9'4")

Range of units at base and wall level with work surfaces over. Window to rear aspect. Wall mounted Oil-fired boiler. Space for free standing oven. Built-in cupboard to corner with shelving. Space for dishwasher. Dimmer switch. Tiled splash areas.

Landing

Double glazed window to the front aspect. access to loft space. Doors to bedrooms 1 & 2.

Bedroom 1 - 4.27m x 3.53m (14'0" x 11'7")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Bedroom 2 - 4.27m x 3.53m (14'0" x 11'7")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Inner landing

Access to loft space. Ceiling light point.

Bedroom 3 - 2.79m x 2.62m (9'2" x 8'7")

Double glazed window to side aspect.
Radiator. Ceiling light point.

Bathroom - 3.51m x 2.79m (11'6" x 9'2")

Window to rear aspect. Double glazed Velux window to rear aspect. Panelled bath.
Pedestal wash basin. low level WC. Shower cubicle. Ceiling light point.

Bathroom 2 - 2.64m x 1.73m (8'8" x 5'8")

Window to rear aspect. Pedestal wash basin. low level WC. Panelled bath. Tiled splash areas.

Outside

There is a good sized, enclosed front garden and a further garden area to the side with oil tank.

To the rear there is a small garden area with timber and corrugated plastic 'lean-to' store and a brick wall with door to the parking area to the side.

Property Information.

Local Council is East Cambridgeshire District Council
Council Tax Band is D
New EPC awaited
Mains water, drainage and electricity connected.
Oil Central heating.

We understand from the owners that there are no flood risks, no Easements, Wayleaves or rights of way or restrictive covenants, but prospective buyers should check via their legal representatives

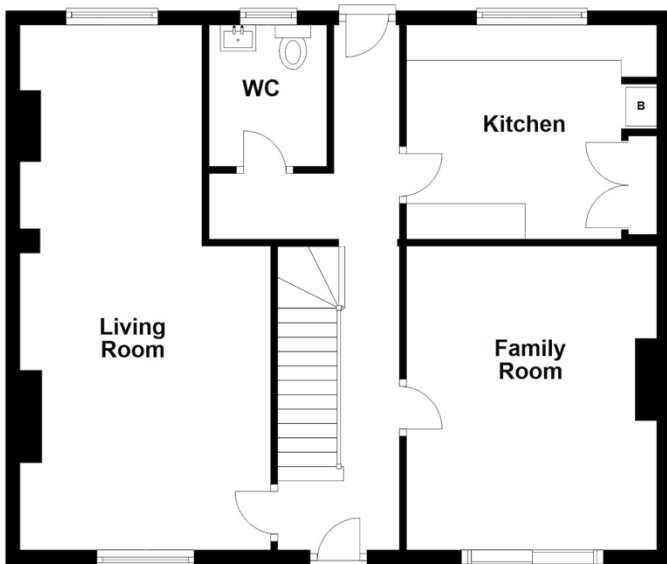




Floor Plan

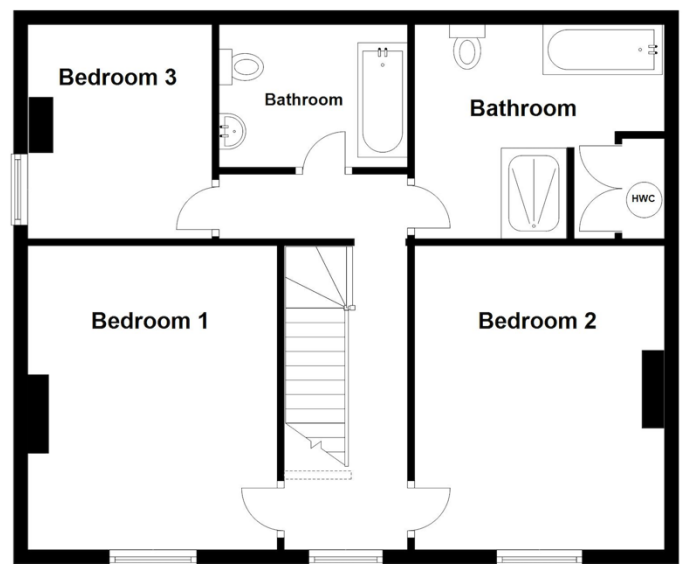
Ground Floor

Approx. 66.2 sq. metres (712.6 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.6 sq. feet)



Total area: approx. 132.4 sq. metres (1425.1 sq. feet)

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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