



Cambridge Road, Ely, Cambridgeshire, Ely CB7 4HT

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A superbly appointed totally renovated detached three double bedroom, two bathroom, house which lies in a convenient position close to the Kings School, railway station and half a mile from the City centre.

- Detached Three Bedroom House
- Entrance Hall & Sitting Room
- Open Plan Kitchen/Dining Room
- Utility/Cloakroom
- Three Bedrooms (One with En-Suite)
- Bathroom
- Newly Fitted Carpets
- Off Road Parking
- Rear Enclosed Garden
- No Upward Chain

Guide Price: £449,000



ELY Home to a world famous 900 year old Cathedral, the historic city of Ely lies on the River Great Ouse 15 miles from the City of Cambridge. There is a very good range of shopping facilities within Ely itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a 6 screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approx. 17 minutes while London's Kings Cross and Liverpool Street stations are approx. one hour 15 minutes to the south. There are also 3 other rail routes out of Ely.

GENERAL The property was built in 1983 and was used as a kiosk and shop for the former petrol station on the site with a staff flat above. The petrol station closed in 2009 and the site was redeveloped with the adjoining properties. In 2024 this building was subject to a total renovation from the roof down, bringing the property up to the very latest standards of thermal and sound insulation and energy and water efficiency. With the exception of the foundations, walls and floor and roof timbers, this is a brand new house.

ENTRANCE HALL A contemporary entrance door with glazed insets, wood effect flooring, staircase rising to first floor with useful storage area under, double glazed window to side, inset downlighters to ceiling. Door to:-

SITTING ROOM 15'6" x 10'8" (4.73 m x 3.24 m) with wood effect flooring as before, dual aspect with double glazed windows to front and side, radiator, downlighters to ceiling, television and Cat 6 data points.

OPEN PLAN KITCHEN/DINING ROOM 17'3" x 13'5" (5.26 m x 4.08 m) in kitchen area and 3.35 m in dining area. Two windows and double double glazed French doors to the rear garden. Kitchen Area - comprehensively fitted with a matching range of contemporary high gloss soft closing wall and base units with drawers and marble effect work surfaces over, inset sink unit and matching up stands. Built-in appliances include an integrated Bosch dishwasher, Bosch five burner hob with stainless steel and glazed extractor over, adjacent to which is a Bosch double oven/grill and fridge freezer. Wood effect flooring as before, downlighters to ceiling and door to:-

UTILITY/CLOAKROOM with double glazed window to side. Cloakroom area consists of a vanity unit with inset wash hand basin with offset mixer tap and close coupled WC. Wall mounted high gloss unit, matching with kitchen. Marble effect worksurface with matching up stand. Below this is space for a washing machine and a tumble dryer - subject to measurements.

FIRST FLOOR GALLERY LANDING with Velux window, radiator and door to:-

BEDROOM ONE 12'0" x 9'11" (3.65 m x 3.02 m) (maximum 3.34 m) with window to rear, radiator, downlighters to ceiling and door to:-

EN-SUITE SHOWER ROOM Suite in white comprising large walk-in shower (1.49 m x 0.95 m) with marble effect mermaid/aqua boarding, two door vanity unit with inset wash hand basin and matching up stand, shower, low level WC and wall mounted style towel rail/radiator. Downlighters to ceiling, illuminated mirror shaver socket, extractor fan, double glazed window to side.

BEDROOM TWO 15'4" x 8'7" (4.68 m x 2.62 m) with double glazed window to front. Radiator.

BEDROOM THREE 11'6" x 8'4" (3.50 m x 2.53 m) with double glazed window to front. Radiator.

BATHROOM Suite in white comprising 'P' shaped shower bath with mermaid/aqua board surrounds, low level WC and two drawer vanity unit with inset wash hand basin and matching up stand, mirror and shaver socket. Wall mounted chrome towel rail/radiator and double glazed window to side. Airing cupboard, walk-in cupboard with double doors housing the hot water cylinder and gas boiler serving the central heating and water systems.

EXTERIOR The property is set back from the road behind a block paved frontage with a herringbone style pattern which provides hard standing for at least two vehicles. Wiring has been installed for a vehicle charger if required. A gated pathway runs either side of the property and gives access to the rear garden. The rear garden is set out in a courtyard style fashion with a paved patio and raised brick flowerbed to the rear, outside lighting and water tap.

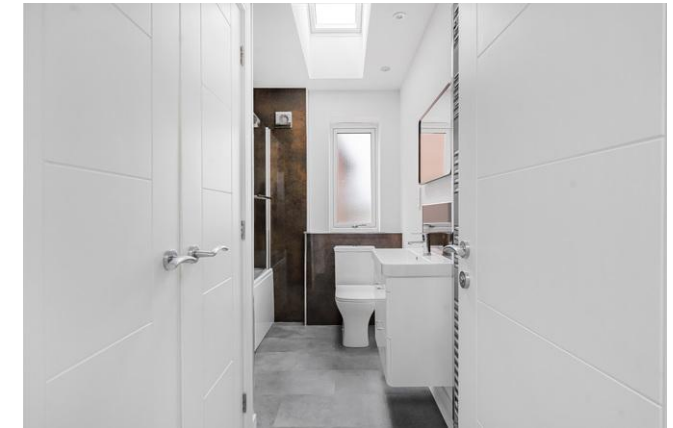
INSULATION The ground floor concrete slab and external walls have all been fitted with substantial internal insulation and the loft space has been insulated with 300mm of fibre glass insulation. New, high performance windows and doors have been fitted throughout, and the opportunity was also taken to massively improve the air tightness of the building. These factors mean that the building has a very good EPC rating for its age.



SERVICES The existing water, gas and electricity services have been retained but the property has been completely rewired. Cat6 data cables have been fitted throughout the house allowing the creation of an internal high speed data network. A BT fibre data connection is available. A new gas service has been fitted to the boiler and gas hob, and the house has a comprehensive two zone heating system with all radiators controllable by individual valves. The already good cold water pressure has been boosted by an inline pump which supports a large, mains pressure hot water cylinder. The hot water system has been designed with a flow and return meaning that there is instant hot water available at every tap and no need to run off and waste large amounts of water when a tap is turned on. A TV aerial and amplifier are already installed and all TV sockets are ready to use. All the foul drains have been relayed and connected to the new drainage system supporting the entire site.

INTERNAL FINISH The ground and first floor bathrooms have been fitted with high quality vinyl tiled flooring. The stairs, landing and bedrooms are fully carpeted. The internal ground floor doors are heavy oak veneered and the first floor doors are in a matching design in white. There is a comprehensive fit of lighting, sockets, TV sockets and data sockets throughout the house. There is a fully fitted kitchen with a large Bosch gas hob and extractor and integrated Bosch dishwasher, fridge freezer and double oven. The large walk-in shower has a Mira high pressure thermostatic valve and the shower bath also has a push button controlled Mira thermostatic shower head and bath filler.

EXTERNAL FINISH The front of the house has a large block paved area with external lighting and pre-wiring for an electric car charger. There are two gated side passages leading to a paved garden area with a large, raised bed, external lighting and tap.



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.



Tenure - The property is Freehold

Council Tax - To be confirmed

EPC C (79/83)

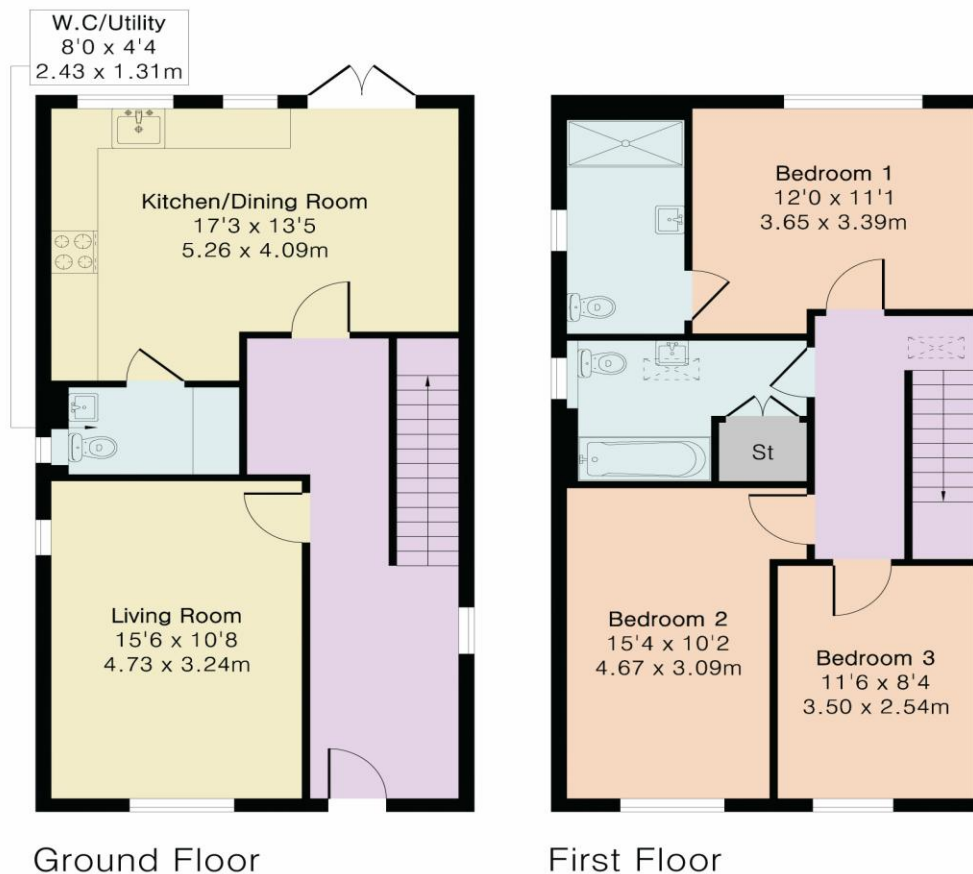
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Ref GVD-7317

Approximate Gross Internal Area 1176 sq ft - 110 sq m

Ground Floor Area 588 sq ft – 55 sq m

First Floor Area 588 sq ft – 55 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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