



Chapel Street, Ely, Cambridgeshire CB6 1AD

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Rarely available, this beautifully presented semi-detached house in a prime central city location, offering extended accommodation and spectacular Cathedral views. The property features an open-plan living/dining area with contemporary kitchen, two double bedrooms, stylish bathroom, landscaped garden, parking and garage.

- Semi-Detached House
- Prime Central Location
- Spectacular Cathedral Views
- Open Plan Living/Dining Area
- Contemporary Kitchen
- Two Bedrooms
- Bathroom
- Landscaped Garden
- Parking to front of Garage

Guide Price: £425,000



ELY Home to a world famous 900 year old Cathedral, the historic city of Ely lies on the River Great Ouse probably no more than 15 miles from the City of Cambridge. There is a very good range of shopping facilities within the centre 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 six 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 approximately 17 minutes while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

ENTRANCE HALL Door to side aspect, stairs leading to first floor with bespoke under stairs storage, housing tumble dryer.

CLOAKROOM Two piece suite comprising low level WC and wash handbasin.

OPEN PLAN LIVING/DINING ROOM 14'5" x 10'9" (4.40 m x 3.27 m) Dining area with double glazed window to side aspect, connecting to:

LIVING AREA 11'11" x 10'6" (3.62 m x 3.20 m) With two double glazed windows to side aspect and French doors, with windows either side, opening to rear garden which offers attractive cathedral views.

KITCHEN 14'4" x 8'1" (4.38 m x 2.47 m) With single sink and drainer fitted with a range of matching high gloss units including wall mounted units, base units and drawers. Integral microwave/combo oven, Bosch induction hob with extractor hood above, Bosch dishwasher and Bosch washing machine. Central Island with extended breakfast bar with cupboards and drawers, double glazed bay window to front and double glazed window to side aspect. Radiator.

FIRST FLOOR LANDING with sun pipe.

BEDROOM ONE 14'5" x 11'3" (4.40 m x 3.42 m) Two double glazed windows to front aspect with bespoke shutters. Two radiators.

BEDROOM TWO 11'4" x 10'10" (3.45 m x 3.30 m) Double glazed window to rear aspect with attractive cathedral views and internal venetian blind. Two built-in storage cupboards with hanging rails and shelves.

BATHROOM Tiled suite comprising walk-in shower cubicle, low-level WC and pedestal wash hand basin. Double glazed window to rear aspect, LED lit mirror with storage and dual heated towel rail.

EXTERIOR The property benefits from a well maintained landscaped rear garden with attractive cathedral views. Personnel door leading to a single garage with electric roll over door and with off-road vehicle parking space to front.

GARAGE 18'1" x 8'11" (5.52 m x 2.72 m) with light and power.

Tenure - The property is Freehold

Council Tax - Band C **EPC** C (70/75)

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7347





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.



**Approximate Gross Internal Area 872 sq ft - 81 sq m
(Excluding Garage)**

Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 364 sq ft – 34 sq m

Garage Area 162 sq ft – 15 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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