



**Hill Cottages, Lynn Road, Chettisham, Ely, Cambridgeshire
CB6 1RZ**

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An extended two bedroom semi-detached cottage benefiting with the advantage of no upward chain and offers scope for improvement throughout. Viewing highly recommended.

- Entrance Porch
- Two Reception Rooms
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Front & Rear Gardens
- Driveway Parking & Garage
- No Upward Chain

Guide Price: £270,000



CHETTISHAM is a small hamlet, which is situated about 2 miles from the Cathedral City of Ely which offers excellent shopping, schooling and sporting facilities.

ENTRANCE PORCH with door to front aspect.

SITTING ROOM 15'4" x 11'11" (4.68 m x 3.64 m) with feature fireplace, exposed wooden flooring, radiator, electric air-conditioning unit and double glazed windows to front aspect. Cupboard housing gas boiler, wash hand basin and window to side aspect

DINING ROOM 12'4" x 9'5" (3.75 m x 2.86 m) with staircase rising to first floor, radiator, double glazed window and storage cupboard.

KITCHEN/BREAKFAST ROOM 17'9" x 12'4" (5.42 m x 3.75 m) Fitted with a range of matching units, including wall mounted units, base units and drawers, inset 1 & 1/4 sink unit and drainer, space for freestanding Rangemaster style cooker, integral fridge freezer, windows to side and rear aspects and door leading into garden.

STUDY 6'11" x 6'7" (2.12 m x 2.00 m) with window to rear aspect. Radiator.

FIRST FLOOR LANDING with double glazed window to rear aspect.

BEDROOM ONE 12'1" x 10'4" (3.69 m x 3.14 m) with double glazed window to front aspect, fitted built in wardrobes and radiator.

BEDROOM TWO 12'4" x 9'2" (3.75 m x 2.79 m) with double glazed window to rear aspect, built-in wardrobes and radiator.

BATHROOM with window to side aspect. Fitted with a four piece suite comprising bathtub, shower cubicle, low-level WC and wash hand basin. Ceiling fan, tiled splashbacks.

EXTERIOR The property benefits from a gravel driveway, which in turn leads to a single garage, and provides off road vehicle parking. Side access leads to the fully enclosed garden with established borders and backing onto attractive farmland.

Tenure The property is Freehold

Council Tax Band B

EPC D (63/106)

Viewing By Arrangement with Pocock & Shaw
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Ref GVD/7057





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. (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.