



Residential Sales • Residential Lettings • Land & New Homes • Property Auctions

2 Chelsea Drive, Ely, CB6 2YH

An immaculately presented detached family home situated on modern residential development. Accommodation comprises entrance hall, cloakroom, lounge, kitchen/dining room, 3 bedrooms (master with ensuite) and family bathroom, together with enclosed garden and car port providing parking for 2 vehicles.

£380,000

- Detached Family Home
- Immaculately Presented
- Lounge & Kitchen / Dining Room
- 3 Bedrooms (Master with Ensuite)
- Enclosed Garden
- Car Port for 2 Vehicles
- Viewing Recommended

LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

ACCOMMODATION with approximate room sizes.**ENTRANCE HALL**

With door to front aspect, Karndean flooring, fitted storage cupboard.

CLOAKROOM

With Karndean flooring, low level WC, hand basin, heated towel rail, half tiled walls.

LOUNGE

A dual aspect room with double glazed window to



front aspect and French doors to side aspect leading into the rear garden, Karndean flooring, television point, radiator.

KITCHEN / DINING ROOM

A dual aspect room with double glazed window to front aspect and 2 double glazed windows to side aspect. Fitted with a range of base and eye level storage units and drawers with Silestone worktops, inset 1 1/2 sink unit and drainer with mixer taps, built in AEG double oven, gas hob with extractor hood, integrated washing machine, dishwasher and fridge freezer, Karndean flooring, radiator.

FIRST FLOOR LANDING**BEDROOM 1**

With double glazed window to front aspect, built-in wardrobes, radiator.

ENSUITE

With tiled double shower cubicle with drench size shower head, inset hand basin in vanity unit with cupboards beneath, low level WC, half tiled walls, heated towel rail.

BEDROOM 2

A dual aspect room with double glazed windows to front and side aspects, built-in wardrobes, radiator.

BEDROOM 3

With double glazed window to side aspect, radiator.

BATHROOM

With part tiled walls, panel bath, pedestal hand basin, low level WC, double glazed window to front aspect.

OUTSIDE

To the front and side of the property are open plan garden areas with a grassed areas and bark beds containing a range of shrubs. There is a mainly lawned garden which is fully enclosed by walling and fencing, with timber shed, outside tap and timber gate leading to the car port providing parking for 2 vehicles.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

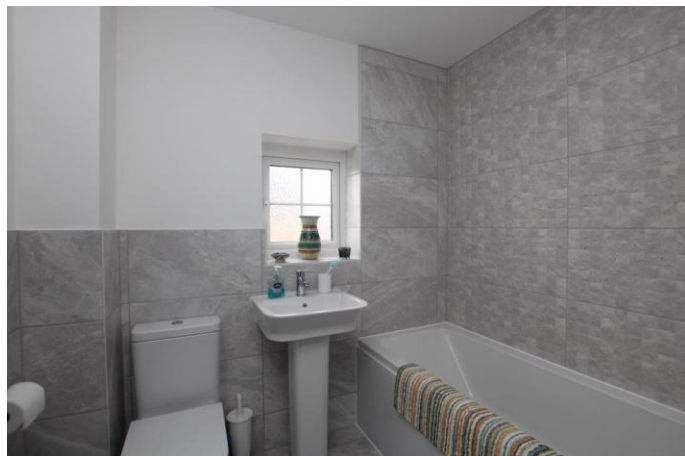
Council tax band - D

VIEWING

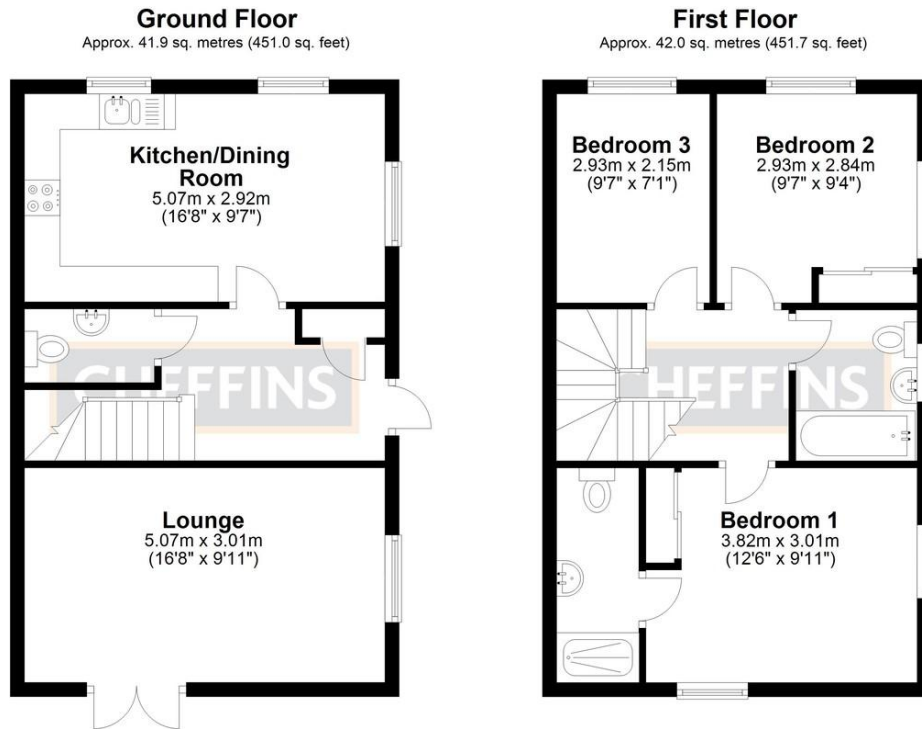
Strictly by appointment with the Agents.







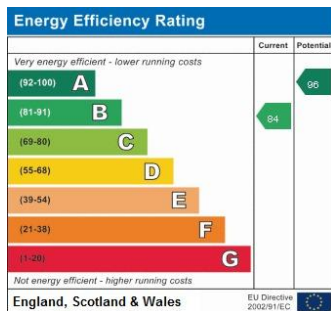




Total area: approx. 83.9 sq. metres (902.7 sq. feet)
Not to scale, for guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Council Tax Band: D

Special Notes

- As the seller agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floorplans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.