



Mulberry House, Forehill, Ely, CB7 4AA



# Mulberry House, Forehill

Ely,  
CB7 4AA

- Substantial City Centre Residence
- Versatile Accommodation Over 3 Floors
- 5 Bedrooms
- Gardens, Driveway & Garaging
- Ground Floor Commercial Unit by Separate Negotiation
- Ground Floor Dining & Breakfast Rooms
- First Floor Lounge
- Bathroom & Shower Room
- Second Floor Living Room with Kitchenette
- Close to All Amenities Including Railway Station

A rare opportunity to purchase a substantial Victorian home with the benefit of a driveway with covered off street parking for 3 cars, located in the heart of the city and offered for sale with no upward chain.

The ground floor commercial premises are also available by separate negotiation.

5 2 3

## Asking Price £760,000





## 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 riverside restaurants, a bustling market square and 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.

## DESCRIPTION

Accommodation comprises on the ground floor, entrance and inner halls, dining room, walk-in larder, breakfast room and kitchen. On the first floor there is a laundry room, spacious sitting room, bathroom and 3 bedrooms, whilst on the second floor there is a shower room, 2 further bedrooms and living room/kitchenette area. Outside there is a most attractive and mature rear garden, large driveway and open fronted garage/store.

The property is superbly located for all city amenities including the river, parks and mainline railway station. Viewing recommended.

## ENTRANCE HALL

With door and stained glass window to front aspect,

## INNER HALL

With stairs to first floor and under stairs storage alcove, patterned tiled floor, walk-in larder with shelving.

## DINING ROOM

With sash window to front aspect, picture rail, marble fireplace with gas fire, walk-in larder which is shelved and has a patterned tiled floor.

## BREAKFAST ROOM

With sash window to side aspect, door into the commercial premises, door to rear staircase, fitted cupboards and shelving.

## KITCHEN

With sash window to rear aspect and door to garden, wall and base level storage units, drawers and work surfaces, electric double oven and hob, sink unit and drainer, plumbing for washing machine.

## FIRST FLOOR LANDING

With stairs to second floor, sash window to rear aspect.

## WALK-IN LAUNDRY ROOM / AIRING CUPBOARD

## UTILITY CUPBOARD

With plumbing for washing machine and sash window to rear aspect.

## MASTER BEDROOM

With sash window to front aspect, picture rail, fireplace with gas fire.

## SITTING ROOM

With 2 secondary glazed sash windows to front aspect, marble fireplace with electric fire, 2 radiators.

## BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, stained glass sash window to side aspect, radiator.

## BEDROOM

With sash window to side aspect, radiator. Door to:

## REAR LANDING

With stairs down to breakfast room.

## BEDROOM

With sash windows to side and rear aspects, radiator.

## SECOND FLOOR LANDING

## BEDROOM

With cast iron fireplace (non-functional), secondary glazed sash window to front aspect, electric storage heater.

## SHOWER ROOM

With windows to rear and side aspects, shower cubicle, pedestal hand wash basin, low level WC, heated towel rail.

## BEDROOM

With secondary glazed sash window to front aspect giving a view of the Cathedral, electric storage heater.

## SITTING ROOM / KITCHENETTE

With sash window to front aspect giving a view of the Cathedral. Kitchenette area with stainless steel sink unit and drainer, storage units and work surfaces, electric oven, hob, sash window to rear aspect, electric storage heater.

## OUTSIDE

To the rear of the property there is an attractive garden which consists of a courtyard adjoining the house, 2 brick built stores and a lawn with mature

borders including Mulberry, Fig and Magnolia trees. Beyond the garden is a spacious driveway providing ample off street parking and leading to a double open fronted timber framed garage/store.

The driveway is accessed via The Vineyards.

## COMMERCIAL PREMISES

The ground floor commercial premises situated beneath Mulberry House (number 17) is owned by the vendors of the house and is available by separate negotiation with an asking price of £175,000. It is therefore possible to purchase the house and commercial premises in conjunction with one another. For further details contact our Ely Office.

## AGENTS NOTES

1. The neighbouring property has a right of access across the entrance to the driveway from The Vineyards to access their property.
2. The commercial premises located beneath the house has a fire exit door into the courtyard garden area of Mulberry House

## MATERIAL INFORMATION

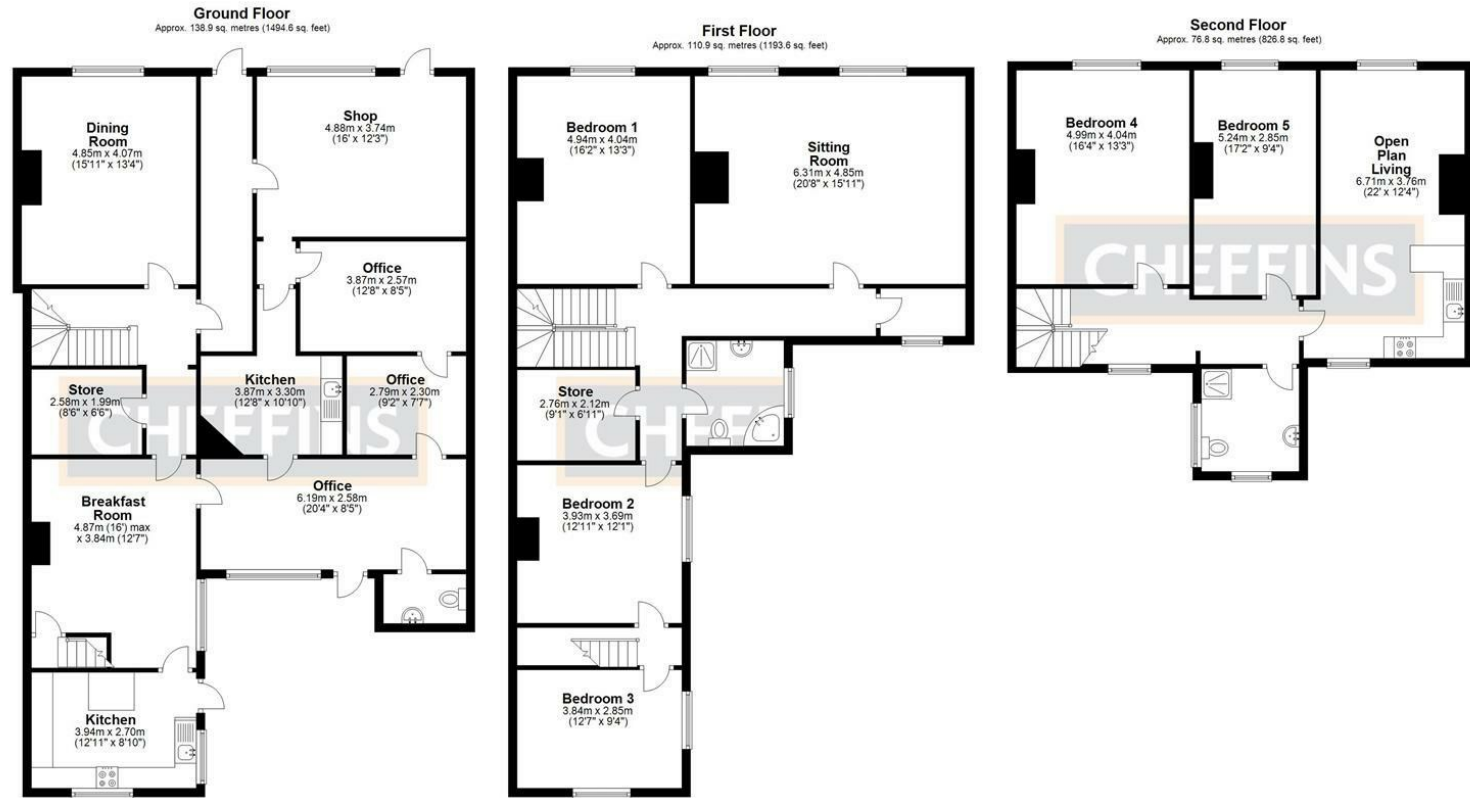
Tenure - Freehold  
Length of lease - n/a  
Annual ground rent amount - n/a  
Ground rent review period - n/a  
Annual service charge amount - n/a  
Service charge review period - n/a  
Council tax band - E

## VIEWING

By appointment with the Agents.







Total area: approx. 326.6 sq. metres (3515.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Asking Price £760,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.