



Lynn Road, Ely, CB6 1DA

**CHEFFINS**



## Lynn Road

Ely,  
CB6 1DA

- Detached Family Home
- 4 Bedrooms
- 4 Reception Rooms & Conservatory
- Garden Studio of Approx. 850 Sq Ft
- Established Garden Including Allotment Area
- Driveway & Car Port
- No Upward Chain

A rare opportunity to acquire a detached family home of approximately 2,389 square feet with garden studio of approximately 850 square feet, situated within a plot of approximately 0.4 of an acre (subject to survey). The property benefits from being offered for sale with no upward chain and viewing is recommended.

4 2 4

Guide Price £825,000







## 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 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.

## ENTRANCE HALL

With door to front aspect, feature staircase leading to first floor, radiator, parquet flooring, under stairs storage cupboard.

## LOUNGE

With 2 double glazed windows to front aspect, radiator, log burning stove (please see agents note below), 2 single doors to:

## CONSERVATORY

Of brick and upvc construction, radiator, French doors and single door to rear garden.

## FAMILY ROOM

With 2 double glazed windows to front aspect, 2 radiators, fitted office furniture including shelving, cupboards and drawers, gas fireplace, door through to:

## FAMILY SNUG

With log burning stove (please see agents note below), built-in storage cupboards, window through to conservatory.

## DINING ROOM

With 2 double glazed windows to side aspect, radiator.

## REAR LOBBY

With door to garden.

## UTILITY ROOM

With wall mounted gas fired boiler, wall mounted units, worktop, plumbing for utilities, double glazed window.

## GROUND FLOOR SHOWER ROOM

With shower, low level WC, wash hand basin, heated towel rail, double glazed window.

## KITCHEN

With double stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, 5-ring hob with extractor hood above, space for American style fridge/freezer, plumbing for dishwasher, corner bay window, double glazed

windows to rear and side aspects overlooking garden, radiator.

## FIRST FLOOR LANDING

With double glazed window to rear aspect overlooking garden, access to loft, built-in storage cupboards, radiator.

## BEDROOM 1

A dual aspect room with double glazed windows to front and rear aspects, radiator, fitted wardrobes.

## BEDROOM 4

With 2 double glazed windows to front aspect and radiator.

## BEDROOM 3

With 2 double glazed windows to front aspect, 2 fitted wardrobes, radiator.

## BATHROOM

With suite comprising Whirlpool paneled bath with shower attachment, shower cubicle with drench size shower head, low level WC, pedestal hand basin, radiator, built-in storage cupboard, 2 double glazed windows to side aspect.

## SEPARATE WC

With low level WC, radiator, double glazed window to side aspect.

## BEDROOM 2

With double glazed window to side aspect, patio doors opening to balcony overlooking rear garden and having Cathedral views.

## OUTSIDE

The front of the property is enclosed by brick walling and ornate iron railings with gated pedestrian access leading to a pathway to the front of the house. There is also a grassed area with shrub border and a graveled area. Double iron gates lead to a driveway providing off road parking which into turn leads alongside the property to a car port providing additional covered parking, furthermore garage and attached workshop. There is a formal garden to rear with a range of established shrubs and plants, lawn, patio, garage and workshop. Gated access opens to

a mature garden having the benefit of an garden allotment area with the quirk of a war bunker, together with a studio of approximately 850 sq ft with light and power connected, satellite tv and internet available. The studio consists of a lounge area, gym and office and extensive rainwater harvesting connected.

The plot extends in total to approximately 0.4 of an acre (subject to survey) and a viewing is highly recommended to fully appreciate such a rare opportunity within a central city location.

## AGENTS NOTE

Please note that the solid fuel fire flues may need upgrading to meet current standards.

## 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 - F

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









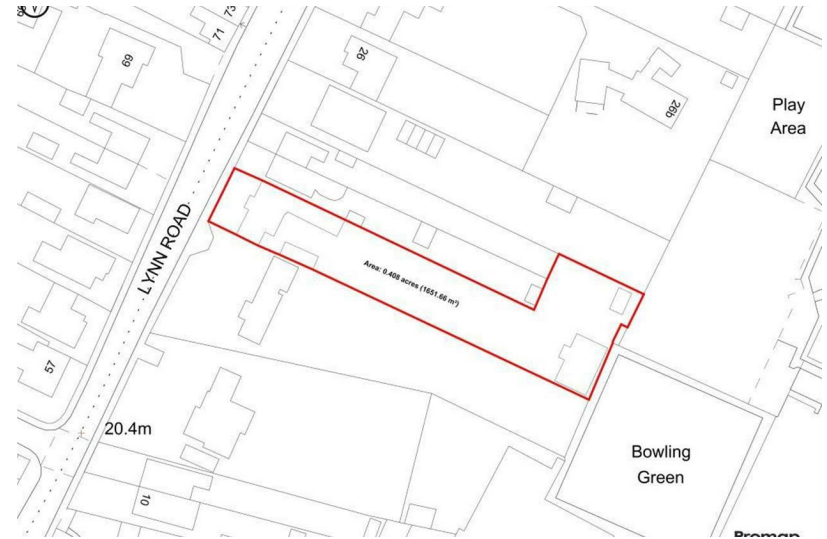




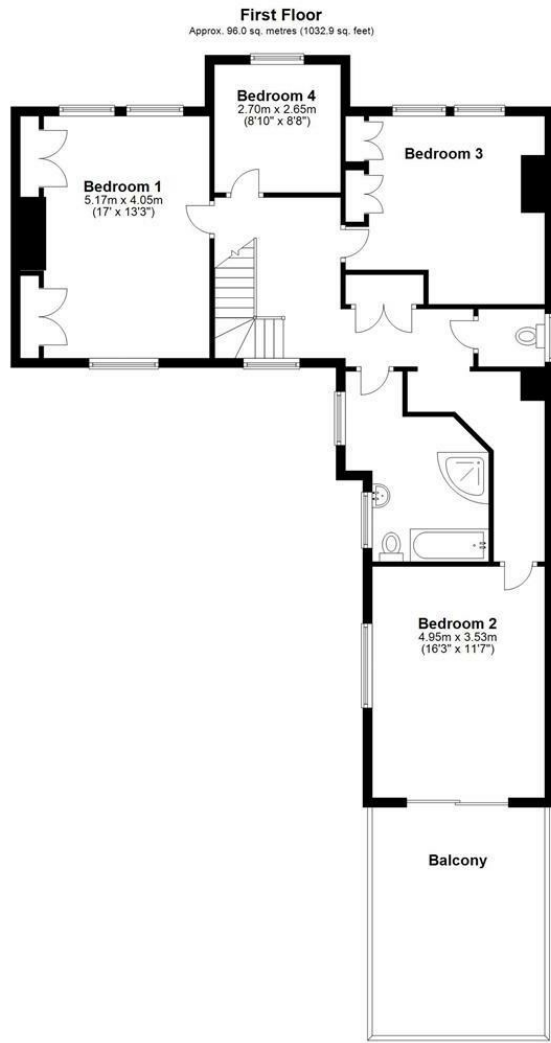
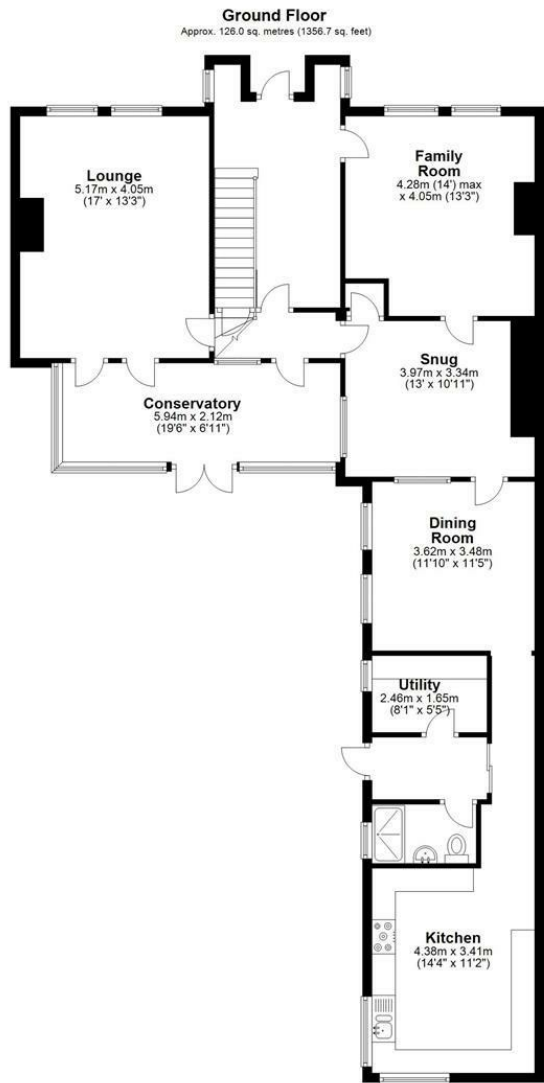
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Guide Price £825,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambs District Council





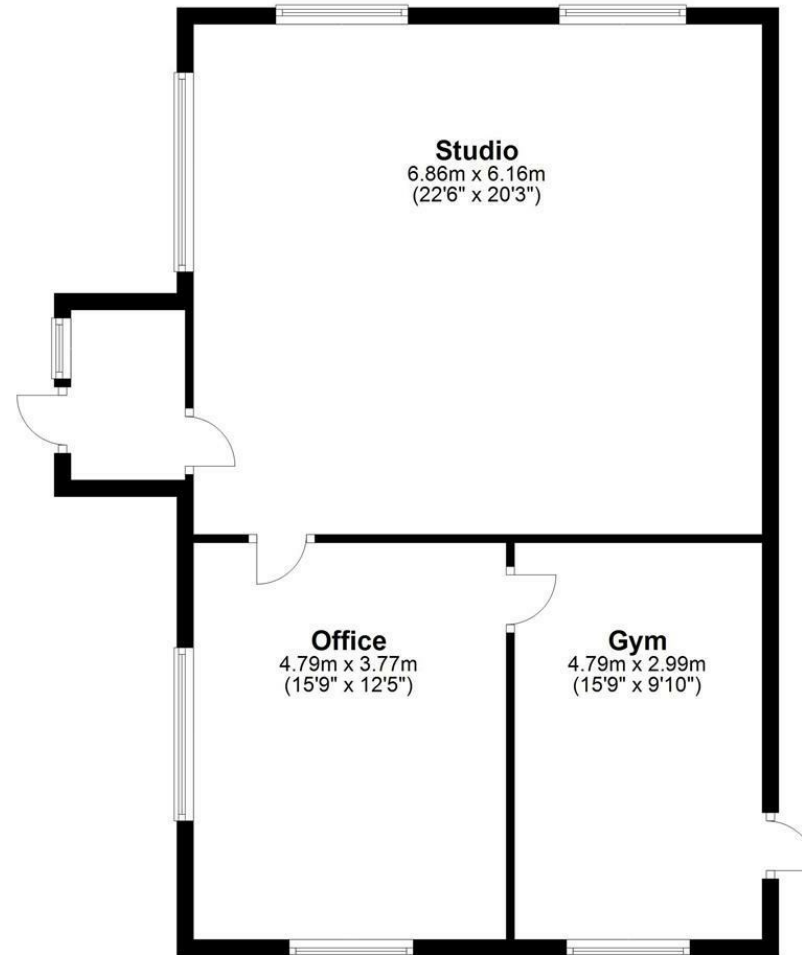


Total area: approx. 222.0 sq. metres (2389.7 sq. feet)



## Ground Floor

Approx. 78.9 sq. metres (849.2 sq. feet)



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25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)



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.