



Beresford Road, Ely, CB6 3WW

CHEFFINS

Beresford Road

Ely,
CB6 3WW

- Substantial Detached Family Home
- Extended Accommodation Over 3 Floors
- Open Plan Kitchen / Family Room & Lounge
- 6 Bedrooms (1 Ensuite) & 2 Family Bathrooms
- Ample Parking
- Enclosed Rear Garden
- Freehold / Council Tax Band D

A substantial detached home situated within a no-through road within the St John's School catchment, boasting extended accommodation over 3 floors. Includes open plan kitchen/family room, utility room, lounge, 6 bedrooms (1 ensuite) and 2 family bathrooms, together with ample off road vehicular parking and enclosed garden.

6 3 3

Guide Price £625,000





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, inset mat well, stairs to first floor, radiator, oak flooring.

CLOAKROOM

With low level WC, pedestal hand basin, radiator, oak flooring.

LOUNGE

A dual aspect room with double glazed window to front aspect and French doors to rear garden, 2 radiators, feature gas fireplace.

OPEN PLAN KITCHEN / DINING ROOM EXTENDING INTO IFA

Kitchen area with 1 1/4 sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted double electric oven, central island with extended breakfast bar, 4-ring induction hob with extractor hood above, integral fridge/freezer, dishwasher,

A dual aspect room with 2 double glazed sash windows to front aspect, double glazed window to rear aspect within family room area, bi-folding doors to rear garden, 2 radiators, wooden oak flooring.

UTILITY ROOM

With single stainless steel sink unit and drainer, fitted with base units, plumbing for utilities, wall mounted gas fired boiler, radiator, double glazed window to rear aspect, built-in storage cupboard.

FIRST FLOOR LANDING

With stairs to second floor.

BEDROOM 1

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

ENSUITE

With walk-in shower with drench size shower head and shower attachment, low level WC, wash hand basin, heated towel rail, double glazed sash window to front aspect.

BEDROOM 2

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

BEDROOM 3

With double glazed window to rear aspect, radiator, fitted wardrobe.

BATHROOM

With panel bath, shower attachment, low level WC, wash hand basin, heated towel rail, double glazed window to rear aspect.

BEDROOM 6

With double glazed window to rear aspect, radiator.

SECOND FLOOR LANDING

With velux window to front aspect.

BEDROOM 4

With double glazed window to front aspect, radiator, fitted storage cupboards plus eaves cupboards.

BEDROOM 5

With double glazed window to front aspect, radiator, fitted storage cupboards plus eaves cupboards.

BATHROOM

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

OUTSIDE

The property benefits from a gated car port and gravel driveway to the front providing ample off road vehicular parking. To the rear of the property you will find a fully enclosed garden with lawn and variety of plants, shrubs and patio, together with shed.

AGENT NOTES

Tenure - freehold

Length of Lease - n/a

Annual Ground Rent - n/a

Annual Service Charge - n/a

Service Charge Review Period - n/a

Council Tax Band - D

Property Type - Detached

Property Construction - brick and tiled roof

Number & Types of Room - Please refer to floorplan

Square Footage - 1872 as per the EPC

Parking - car port and gravel driveway

UTILITIES/SERVICES

Electric Supply - mains

Water Supply - mains

Gas Supply - mains

Sewerage - mains

Heating - gas central heating to radiators

Broadband - Full fibre

Mobile Signal Coverage - good

VIEWING ARRANGEMENTS


Strictly by appointment with the Agents.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

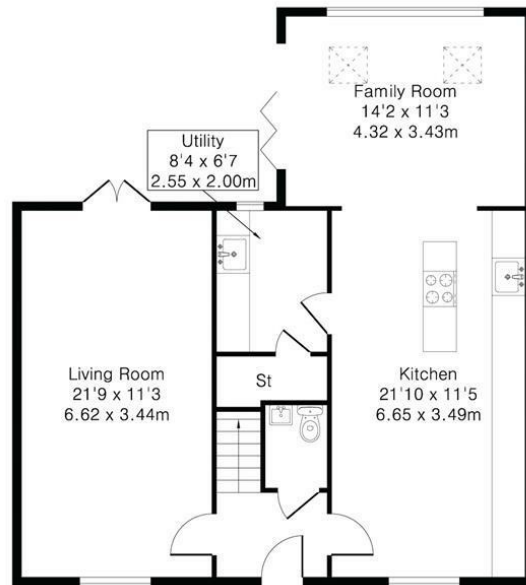


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 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council

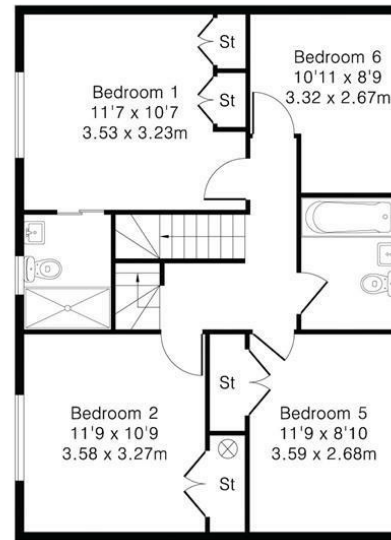




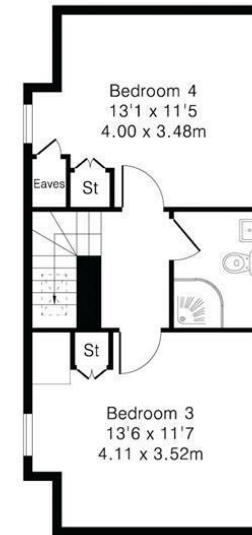
Approximate Gross Internal Area 1878 sq ft – 174 sq m
 Ground Floor Area 811 sq ft – 75 sq m
 First Floor Area 679 sq ft – 63 sq m
 Second Floor Area 388 sq ft – 36 sq m



Ground Floor



First Floor



Second Floor

