



Low Road, Queen Adelaide, CB7 4UQ

CHEFFINS

Low Road

Queen Adelaide,
CB7 4UQ

- Detached Cottage
- 3 Bedrooms & 2 Reception Rooms
- Plot of Approx 0.425 of an Acre (STS)
- Semi Rural Location
- Far Reaching Countryside Views
- Studio / Home Office
- Freehold / Council Tax Band A

A detached character cottage situated within a semi rural location approximately 2.3 miles to Ely City Centre and occupying a plot of approximately 0.425 of an acre (sts) and being ideal for those having small holding or self sustained living interests. Includes 3 bedroom cottage with 2 reception rooms, barn and adjoining garden studio/home office.

3 1 2



Guide Price £425,000



LOCATION

QUEEN ADELAIDE is a mainly residential hamlet situated on the outskirts of Ely. 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 VESTIBULE

With door to front aspect, 3 windows and door into main property.

LOUNGE

With wood burning stove, radiator, double glazed window to front aspect, stairs to first floor, exposed timber beams.

DINING ROOM

With window to front aspect, radiator, exposed timber beams. Opening through to:

KITCHEN

A dual aspect room with double glazed windows to either side, ceramic sink unit and drainer, fitted with a range of matching units including base units and drawers, fitted electric oven, hob, integral dishwasher, space for freestanding fridge/freezer, radiator, door through to:

UTILITY

With single stainless steel sink unit and drainer, plumbing for utilities, storage cupboards, door leading to rear garden, sliding door through to:

GARDEN ROOM

With floor-to-ceiling double glazed window to side aspect with far reaching countryside views, double glazed sliding patio doors to rear garden with far reaching countryside views.

BEDROOM 1

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

BEDROOM 2

With double glazed window to front aspect radiator, alcove shelving.

BEDROOM 3

With double glazed window to rear aspect with attractive countryside views, radiator.

BATHROOM

With suite comprising panel bath, separate shower cubicle, low level WC, pedestal hand basin, radiator, double glazed window to rear aspect with far reaching countryside views.

OUTSIDE

The property is situated within a plot of approximately 0.425 of an acre (sts) and is positioned within a semi rural location with an attractive and well stocked garden containing a variety of mature plants and shrubs, surrounded by open farmland. The garden has been well designed to provide an attractive formal garden with timber decking, fully stocked borders and also offers a designated allotment area with 9 large raised beds, glass greenhouse and benefitting from a variety of outbuildings including substantial barn with light and power connected and garden studio currently used as home office with light and power connected, 2 double glazed windows providing attractive countryside views.

There is an outbuilding attached to the property housing the oil fired boiler, hot water tank with a neighbouring oil fired tank supplying the central heating system.

AGENT NOTES

The property was underpinned in 1994
The tiled roofs are asbestos
There is a trainline to the front of the property
A strip of land can be used for garden land only. No buildings other than a shed or greenhouse can be erected on this land.

The property is accessible via common land. We are advised the vendors have an indemnity policy in place to be able to access

Tenure - freehold

Council Tax Band - A

Property Type - Detached

Property Construction - brick and tiled roof

Number & Types of Room - Please refer to floorplan

Square Footage - 1087.15 taken from the EPC

Parking - gravelled driveway and use of substantial barn

UTILITIES/SERVICES

Electric Supply - mains

Water Supply - mains

Sewerage - septic tank

Heating - oil

Broadband - Standard broadband available

Mobile Signal Coverage - Good

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



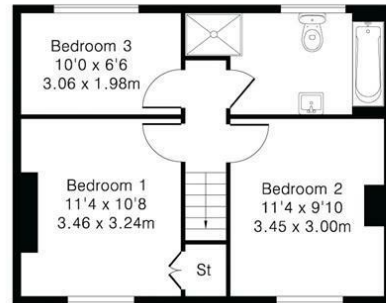


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Guide Price £425,000
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 Council Tax Band - A
 Local Authority - East Cambs District Council



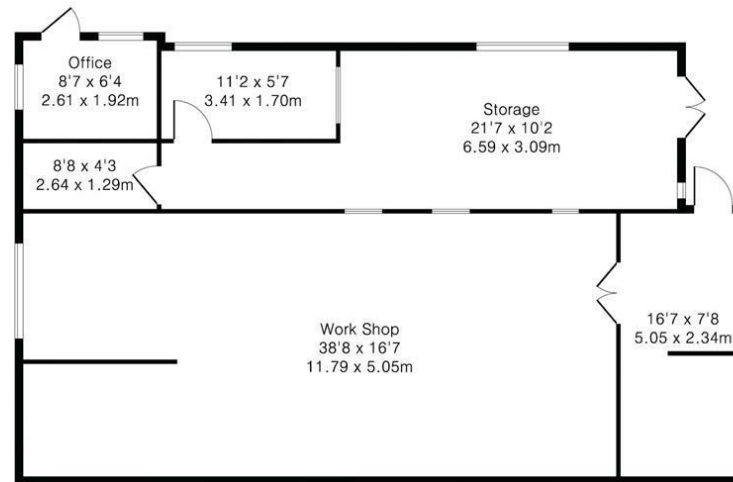


First Floor



Ground Floor

Approximate Gross Internal Area 2300 sq ft – 214 sq m
 Ground Floor Area 665 sq ft – 62 sq m
 First Floor Area 421 sq ft – 39 sq m
 Outbuilding Area 1214 sq ft – 113 sq m



Outbuilding

