



Cambridge Road, Ely, CB7 4HL

**CHEFFINS**



# Cambridge Road

Ely,  
CB7 4HL

3 2 3

Guide Price £550,000

- Extended Detached Property
- Close to City Centre & Walking Distance to Station
- 3 Bedrooms
- Spacious Lounge/Dining Room & Family Room
- Mature Gardens, Driveway & Car Port
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating TBC

A rare opportunity to purchase a detached 1920's property which has been extended on the ground floor and is situated close to the city centre, convenient for the King's School and railway station. The property comprises entrance hall, modern ground floor shower room, family room, lounge/dining room, kitchen, 3 bedrooms and bathroom, together with well maintained front and rear gardens, driveway and car port. The property has the benefit of gas central heating and is offered for sale with no upward chain. Viewing is highly 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.

**ENTRANCE HALL**

With door to front aspect, stairs to first floor.

**SHOWER ROOM**

With large walk-in shower, vanity unit with wash basin, low level WC, underfloor heating, double glazed window to front aspect, heated towel rail.

**FAMILY ROOM**

With double glazed bay window to front aspect, radiator.

**LOUNGE / DINING ROOM**

With double glazed window to side aspect and French doors to rear garden, radiator.

**KITCHEN**

With double glazed window to rear aspect, fitted with a range of base level storage units, drawers and work surfaces, wall mounted gas fired boiler (replaced in 2023), sink unit and drainer, electric double oven and hob, shelved pantry, radiator.

**FIRST FLOOR LANDING**

With airing cupboard housing hot water cylinder (replaced 2023).

**BEDROOM 1**

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

**BEDROOM 2**

With double glazed windows to front and rear aspects, picture rail, radiator.

**BEDROOM 3**

With double glazed window to rear aspect, picture rail, radiator.

**BATHROOM**

With suite comprising low level WC, pedestal hand wash basin, panelled bath, 2 double glazed windows to rear aspect, radiator.

**OUTSIDE**

To the front of the property there is a block paved driveway and mature garden with established planting. Adjoining the side of the house is a car port and the rear garden is well maintained with an area of patio, lawn and well stocked beds with a mature Walnut tree.

**AGENT NOTES**

The Walnut tree in the rear garden is subject to a Tree Preservation Order

Tenure - freehold

Council Tax Band - E

Property Type - detached

Property Construction - traditional construction of brick elevations under a tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1331 according to the floor plan

Parking - driveway

Utilities / Services:

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas fired radiator heating

Broadband Connected - yes

Broadband Type - Broadband is connected to the property, we are unable to confirm if the connection is direct to the house or via the cabinet. Ofcom.org.uk indicates that standard, superfast and ultrafast broadband is available within the area.

Mobile Signal/Coverage - According to Ofcom.org.uk mobile coverage is indicated to be good for 4 out of the 4 main providers checked.

Flood risk - According to the Environment Agency website there is a very low and unlikely risk for flooding from rivers, sea, reservoirs and ground water. There is a greater than 3.3% chance of surface water flooding in the area, however, our vendor has had no such issues during their ownership.

Conservation Area - yes

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Guide Price £550,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambs District Council

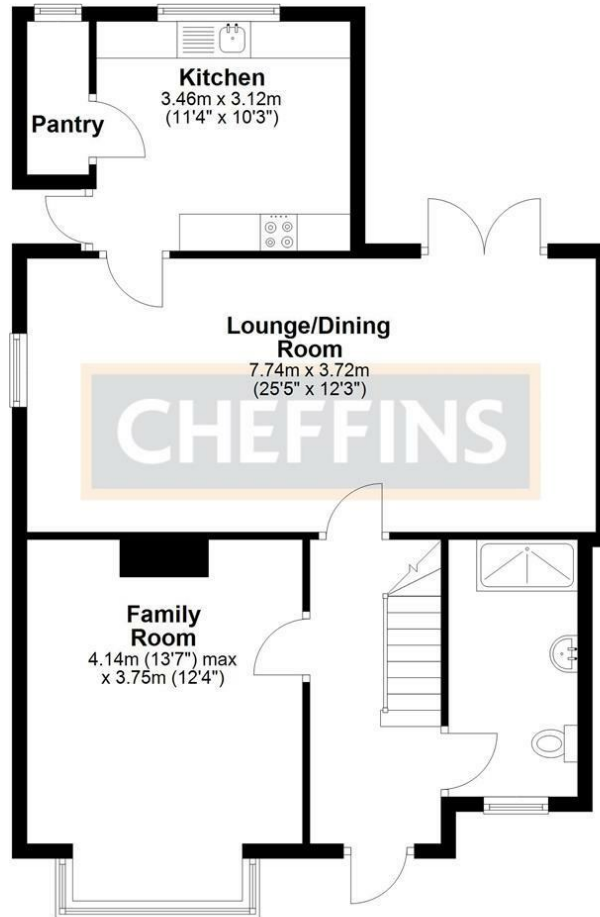






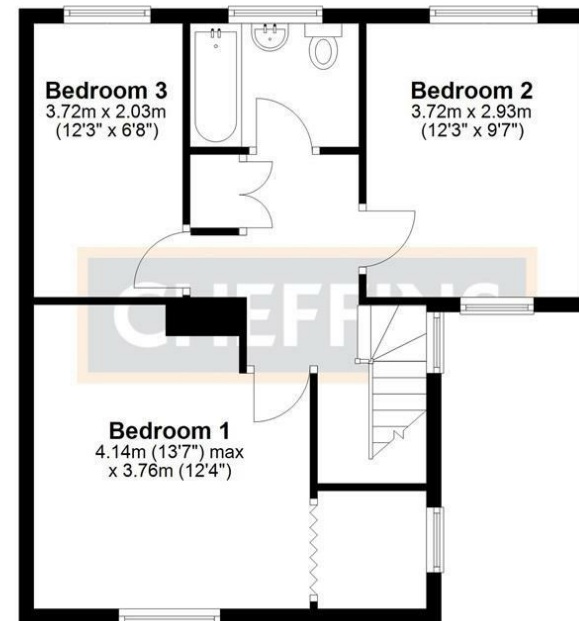
## Ground Floor

Approx. 73.4 sq. metres (789.6 sq. feet)



## First Floor

Approx. 50.4 sq. metres (542.1 sq. feet)



Total area: approx. 123.7 sq. metres (1331.7 sq. feet)

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