



The Chase, Ely, CB6 3BH



The Chase

Ely,
CB6 3BH

- Extended & Renovated Detached Family Home
- Excellent Specification
- Superb Open Plan Living/Dining Area & Separate Family Room
- 4 Double Bedrooms (Master with Ensuite)
- Spacious Driveway
- Side & Rear Gardens
- Non Estate Location
- Freehold / Council Tax Band D / EPC Rating TBC

A newly extended and renovated detached home finished to an excellent specification and situated in a non estate location within walking distance of the city centre. Accommodation comprises on the ground floor, entrance hall, refitted cloakroom, superb open plan living and dining area leading into a refitted kitchen, utility and separate family room. On the first floor there are 4 double bedrooms (master with new ensuite) and refitted bathroom.

Outside there is a spacious driveway, useful store with roller shutter door and side and rear gardens.

Further benefits include a newly installed gas central heating boiler, fitted appliances in the kitchen, new windows and doors and flooring fitted throughout. Viewing is highly recommended.

4 2 2



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 and double glazed window to front aspect, stairs to first floor, radiator.

CLOAKROOM

With refitted suite comprising built-in WC and wash basin with storage beneath, double glazed window to front aspect.

OPEN PLAN LOUNGE/DINING AREA

With double glazed windows to front and rear aspects, together with bi-fold doors onto side and rear gardens, built-in cupboard, 3 radiators.

Opening to:

KITCHEN

Refitted with a range of high gloss wall and base level storage units, drawers and matching work surfaces, integrated electric oven, induction hob, extractor hood, dishwasher, fridge and freezer, double glazed window to rear aspect, stainless steel sink unit and drainer.

UTILITY

Refitted with base level storage units with worktop and stainless steel sink unit and drainer, space for washing machine and tumble drier, wall mounted gas fired boiler, double glazed window to side aspect, door to rear garden, radiator.

FAMILY ROOM

With double glazed French doors onto garden, radiator.

FIRST FLOOR LANDING

With double glazed window to front aspect, shelved cupboard.

BEDROOM 1

With double glazed window to front aspect, radiator.

ENSUITE

With new suite comprising built-in WC and wash basin with cupboard beneath, shower cubicle, mirror, double glazed window to rear aspect, heated towel rail.

BEDROOM 2

With double glazed window to side aspect, radiator.

BEDROOM 3

With double glazed windows to front and side aspects, radiator.

BEDROOM 4

With double glazed window to rear aspect, access to loft, radiator.

BATHROOM

Newly fitted with built-in WC and wash basin with storage units beneath, panelled bath with shower above and screen, heated towel rail.

OUTSIDE

To the front of the property there is a spacious block paved driveway, together with an open plan lawned garden. Gated pedestrian access leads to the side and rear gardens which are fully enclosed and mainly laid to lawn with an extended area of paved patio. Continuing round to the rear of the house there is a further enclosed side garden which is laid to lawn.

AGENT NOTES

Tenure - freehold
Council Tax Band - D
Property Type - detached house

Property Construction - standard construction
Number & Types of Room - Please refer to the floorplan
Square Footage - 1640 according to the floor plan
Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas radiator heating

Broadband Connected - no

Broadband Type - standard, superfast and ultrafast are available in the area according to Ofcom.org.uk.
Speeds - standard 16Mbps, superfast 68Mbps, Ultrafast 1000Mbps

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

Flood risk - according to the Environment Agency website risk of flooding from rivers, sea, ground water and reservoirs is very low/very unlikely. The website states that the risk of surface water flooding is greater than 3.3% each year

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





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		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



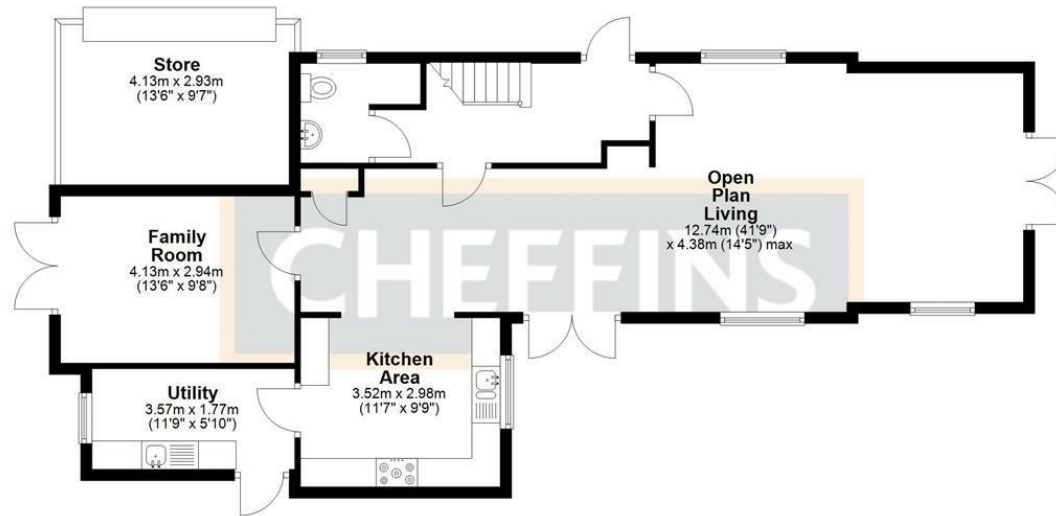
Guide Price £625,000
 Council Tax Band - D
 Local Authority - East Cambs District Council





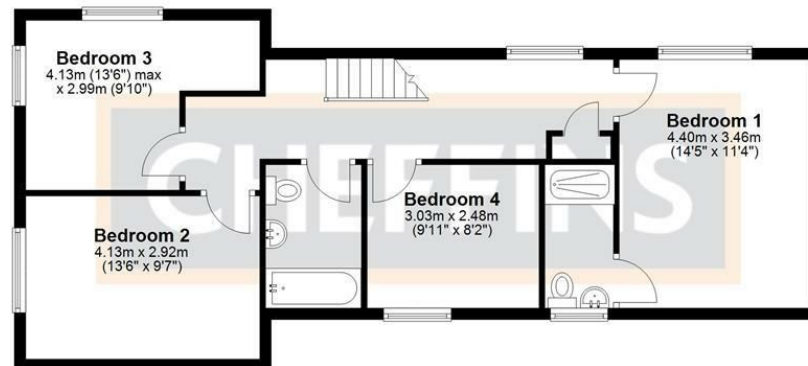
Ground Floor

Approx. 84.9 sq. metres (913.7 sq. feet)



First Floor

Approx. 67.5 sq. metres (726.9 sq. feet)



Total area: approx. 152.4 sq. metres (1640.7 sq. feet)



25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.