



Hills Lane, Ely, CB6 1AY

CHEFFINS

Hills Lane

Ely,
CB6 1AY

5 3 2

Guide Price £875,000

- Established Detached Family Home
- Central City Location
- 2 Reception Rooms & Kitchen / Dining Room
- 5 Bedrooms & Substantial First Floor Study Area
- Spacious Garage & Driveway
- Enclosed Garden to Rear
- No Upward Chain
- Freehold / Council Tax Band F

An established detached family home offering accommodation of approximately 2,700 square feet, benefitting from being offered for sale with no upward chain. Situated in a central city location, properties of such nature are rarely available and therefore viewing is highly recommended. Accommodation includes 5 bedrooms, 2 reception rooms plus open plan kitchen/dining room, utility, substantial study area on the first floor.





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 VESTIBULE

With door to front aspect, double glazed window, door through to:

ENTRANCE HALL

With stairs to first floor, under stairs storage cupboard, further built-in storage cupboard, radiator.

GROUND FLOOR SHOWER ROOM

With double size shower cubicle, low level WC, pedestal hand basin, heated towel rail, double glazed window.

LOUNGE

A dual aspect room with double glazed windows to front and rear aspects open fireplace (non functional), 2 radiators.

DINING ROOM / FAMILY ROOM

With feature log burning, alcove storage cupboards and shelving, double glazed French doors to rear garden, double glazed window to rear aspect, radiator

KITCHEN / DINING ROOM

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, 4-ring hob with extractor hood above, integral dishwasher and fridge, double glazed window to front aspect, radiator, door leading to side passageway.

UTILITY ROOM

With single sink unit and drainer, fitted with wall mounted units and base units, plumbing for utilities, space for freestanding fridge/freezer, door through to:

INNER HALLWAY

With door to front aspect, fitted storage cupboards, door into garage.

GARAGE

With wall mounted gas fired boiler, electric roll-over door, window, radiator.

FIRST FLOOR LANDING

With access to loft, 2 radiators, window to side aspect.

STUDY AREA

With built-in office furniture desk area, cupboards and shelving, double glazed window, radiator.

BEDROOM 1

A dual aspect room with double glazed windows to front, double glazed door to rear aspect with Juliet balcony, fitted with a range of bespoke bedroom furniture including wardrobes, shelving and drawers,

ENSUITE

With tiled shower cubicle, low level WC, wash hand basin, heated towel rail, window.

BEDROOM

With window to rear aspect, radiator, fitted wardrobes.

BEDROOM

With window to rear aspect, radiator.

BEDROOM

A dual aspect room with windows to front and side aspect, radiator.

BEDROOM

With window to front aspect, radiator.

WALK-IN AIRING CUPBOARD

Housing hot water tank and shelving.

BATHROOM

With bath with shower attachment, low level WC, wash hand basin, built-in storage cupboards, velux window, heated towel rail.

OUTSIDE

To the front of the property you will find a spacious driveway and garage providing ample off road vehicular parking. Gated access leads to a fully enclosed rear

garden with well stocked borders containing a variety of mature plants and shrubs, lawn, patio and potting shed. There is a partly covered side passageway leading to the front of the property

AGENT NOTES

There was previously a lift in place running from the ground floor to the first floor which has been removed.

Tenure - freehold

Council Tax Band - F

Property Type - detached house

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 2687 according to the floor plan

Parking - driveway and garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators,

Broadband Connected - FTTP

Broadband Type - standard, superfast and ultrafast are available to the property according to Ofcom.org

Mobile Signal/Coverage - both "voice" and "data" are indicated to be good for 4 out of the 4 main providers checked

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		67	80
(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		

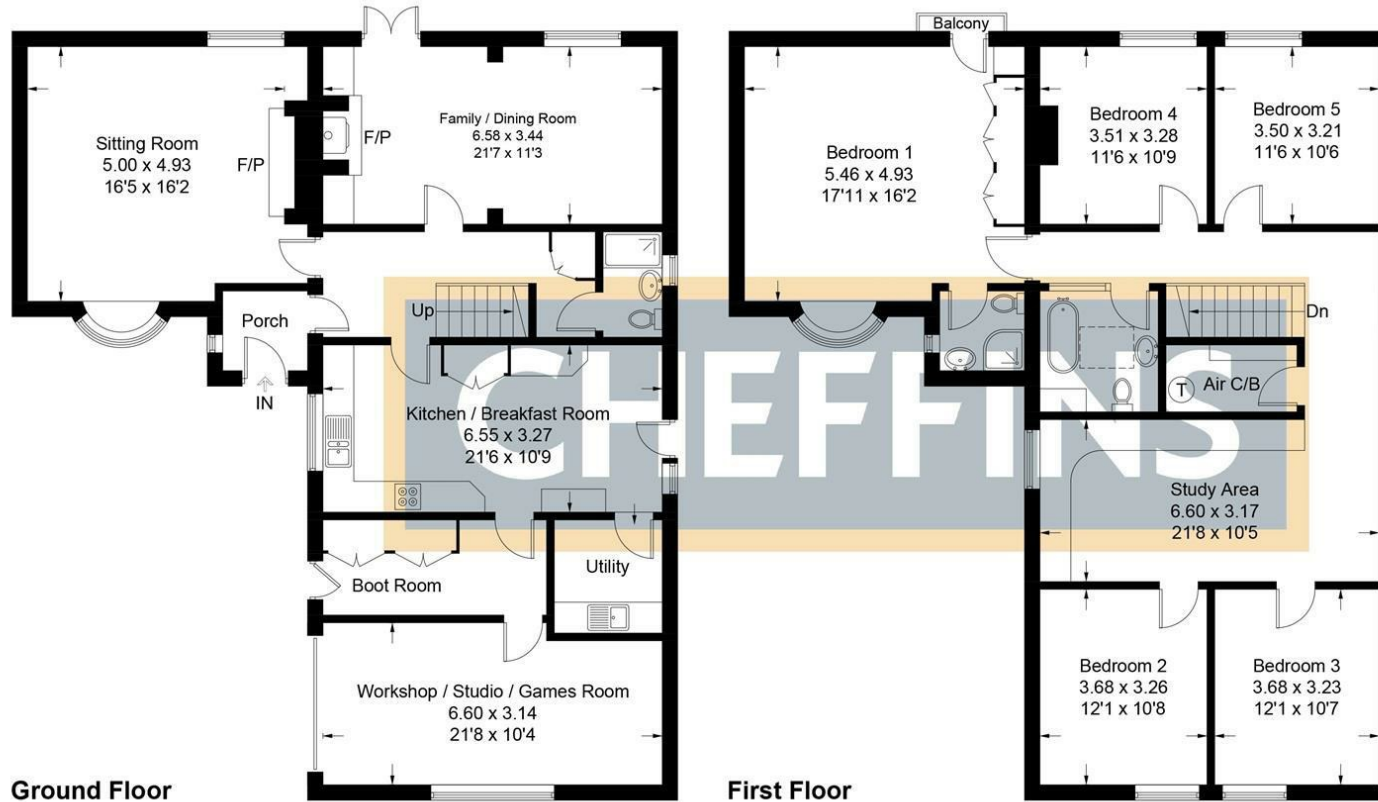


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 Local Authority - East Cambs District Council





Approximate Gross Internal Area = 250 sq m / 2687 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1059476)

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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.