



Cambridge Road, Ely, CB7 4HX

CHEFFINS

Cambridge Road

Ely,
CB7 4HX

3 2 3

Guide Price £750,000

- Established Detached Bungalow
- Stunning Views Across the Golf Course
- 3 Double Bedrooms (Master with Ensuite)
- Lounge & Separate Dining Room
- Spacious Kitchen/Breakfast Room
- Office, Utility, Freezer Room & Large Loft Space
- Extensive Driveway & Double Garage
- Quiet Location / No Upward Chain
- Convenient for King's School, City Centre & Railway Station
- Freehold / Council Tax Band F / EPC Rating D

An extremely rare opportunity to purchase an established detached bungalow situated along a private road with gardens adjoining the golf course providing wonderful far reaching views. Accommodation comprises entrance porch and hallway, cloakroom, spacious kitchen/breakfast room, side hall with utility and freezer room, office, lounge and separate dining room with views across the golf course, 3 double bedrooms (master having an ensuite) and large loft space. Outside there is an extensive driveway with double garage and a most delightful mature garden with a gate leading onto the golf course and a footpath to King's School. The property is also conveniently located for access to the city centre and railway station. There is excellent potential to extend (subject to planning consent) and the bungalow is offered for sale with no upward chain.





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 PORCH

With door to front aspect, leading to:

ENTRANCE HALL

With railed and shelved cloaks cupboard, further double cupboard, access to loft with pull-down ladder. There is an area of open loft with a window making for an excellent storage area or occasional hobbies room, 2 radiators

CLOAROOM

With low level WC, pedestal wash basin, heated towel rail, window to front aspect.

KITCHEN / BREAKFAST ROOM

With window to front aspect, fitted with a range of matching wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, electric oven, hob and extractor hood, further tall storage cupboards, airing cupboard housing hot water cylinder, wall mounted Vaillant gas fired boiler, radiator.

SIDE HALL

With door to outside and radiator.

FREEZER ROOM**UTILITY**

With window, sink with units beneath, plumbing for washing machine, space for tumble drier, storage cupboards.

OFFICE

With storage cupboards, 2 windows overlooking the golf course, radiator.

DINING ROOM

With door to onto garden, large window overlooking the garden and golf course, radiator. Doors to:

LOUNGE

With tiled fireplace with decorative surround, doors and window onto garden giving a superb view across the golf course.

BEDROOM 1

With window overlooking the garden and golf course, built-in double wardrobes, radiator. Door to conservatory,

ENSUITE

With shower cubicle, low level WC, pedestal hand wash basin, radiator.

CONSERVATORY

With doors to garage and garden. (The conservatory requires repair).

BEDROOM 2

With window overlooking the garden and golf course, double wardrobe, radiator.

BEDROOM 3

With window to front aspect, pedestal wash basin, double wardrobe, radiator.

WET ROOM

With disabled access shower with curtain, pedestal hand wash basin, low level WC, shelved cupboard, towel radiator.

OUTSIDE

The property is situated within a secluded plot at the end of a private driveway.

As previously mentioned the garden benefits from stunning far reaching views across the golf course, together with there being the benefit of a gate leading directly into the golf course and a footpath with a short walk to King's School.

To the front of the property there is an extensive driveway providing ample off road parking and leading to a double garage. There is a mature wrap-around garden with the rear having a raised terrace with steps onto the lawn, bordered by mature trees and hedging, together with established borders.

AGENT NOTES

Tenure - freehold
Council Tax Band - F
Property Type - detached bungalow
Property Construction - standard construction
Number & Types of Room - Please refer to the floorplan
Square Footage - 1,829 according to the EPC
Parking - driveway and garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas radiator heating

Broadband Connected - yes


Broadband Type - according to ofcom.org.uk Standard (15 Mbps} and Ultrafast (50 Mbps) broadband is available, maximum download speeds shown in brackets

Mobile Signal/Coverage - according to Ofcom.org.uk, mobile coverage is indicated to be likely 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			78
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

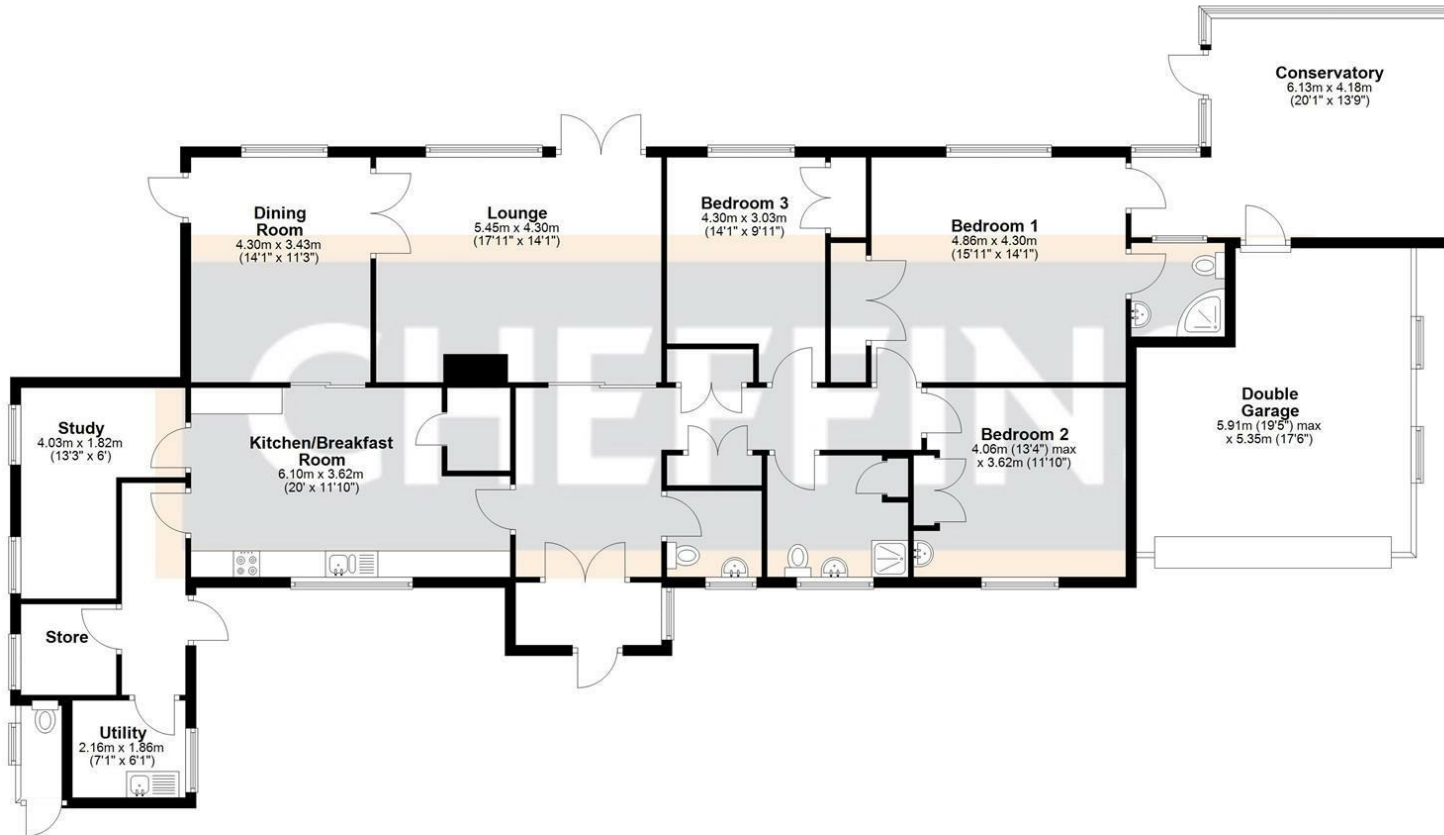


Guide Price £750,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East
 Cambs District Council



Ground Floor

Approx. 195.1 sq. metres (2099.9 sq. feet)



Total area: approx. 195.1 sq. metres (2099.9 sq. feet)

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