



Cambridge Road, Ely, CB7 4HJ

CHEFFINS

Cambridge Road

Ely,
CB7 4HJ

- Substantial Edwardian Semi
- 5 Bedrooms, Bathroom and Shower Room
- Sitting Room and Dining Room
- Spacious Kitchen/Dining Room and Utility
- Attractive Garden with Brick Built Home Office
- Wealth of Character Features
- Convenient For City Centre, Kings School and Station
- Freehold/Council Tax E/EPC E

A superbly presented Edwardian semi detached residence conveniently located for the city centre, railway station and Kings School.

The property retains a wealth of character features and comprises on the ground floor, entrance hall, cloakroom, sitting room, dining room, kitchen/dining room and utility. On the first floor there are four bedrooms, a bathroom and shower room whilst the second floor forms bedroom 5. Outside there is a delightful mature garden and brick built office or hobbies room.

To fully appreciate the charm and space on offer viewing is highly recommended.

5 2 3



Guide Price £795,000



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 timber and stained glass door to front aspect, stairs to first floor with understairs cupboard, shelved larder cupboard, exposed floorboards, radiator.

CLOAKROOM

With high level WC, vanity unit with wash basin, sash window to side, picture rail, radiator.

SITTING ROOM

With high ceiling and deep skirting boards, gas fire with stone hearth and timber surround, engineered oak flooring, bay window to front, picture rails, radiator. Bi-fold doors to:

DINING ROOM

With feature cast iron open fire, French doors to rear and sash window to front, exposed floorboards, deep skirting boards, picture rails, radiator.

KITCHEN/DINING ROOM

With quarry tiled floor, fitted with a range of base level storage units and oak worksurfaces, double bowl ceramic sink with storage units beneath, plumbing for fridge/freezer, cooker space with extractor hood, two windows and French doors to side, radiator.

UTILITY

With door and window to rear, base storage units with worksurfaces, stainless steel sink and drainer, plumbing for washing machine, tiled floor, wall mounted gas boiler, radiator.

FIRST FLOOR LANDING

With door to stairs to second floor, fitted cupboard, radiator.

BATHROOM

With high level WC, bath with shower above, pedestal wash basin, exposed floorboards, sash window to front, heated towel rail.

BEDROOM 1

With bay window to front with secondary glazing, picture rails, cast iron fireplace with stone hearth and timber surround (not used), radiator.

BEDROOM 2

With two windows to rear and window to front with secondary glazing, cast iron fireplace (not used), picture rails, radiator.

BEDROOM 3

With two windows to rear with attractive view of the garden and West Tower of the Cathedral, cast iron fireplace (not used), radiator.

BEDROOM 4

With two windows to side aspect, exposed floorboards, radiator.

2ND FLOOR BEDROOM 5

With exposed floorboards and Velux window to rear.

OUTSIDE

To the front there is a small open plan garden with gated pedestrian access leading alongside the house to the rear garden. The garden is a most attractive feature of the property. Accessed from the dining room and kitchen is a delightful and sheltered patio screened by hedging and bordered by a well stocked bed. The patio leads to a lawn with established planted borders with a wide range

of shrubs, plants and small trees. There is a timber built shed and a most useful and well converted brick outbuilding which is currently used as a home office but could easily be a studio or hobbies room.

AGENT NOTES

Please note, one of the vendors is an employee of Cheffins

Tenure - Freehold

Council Tax Band - E

Property Type - Semi detached

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Footage - 2238

Parking - None, street parking

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas radiator heating

Broadband Connected - Yes

Broadband Type - The property currently has 11 Mbps. According to ofcom.org.uk, Standard (15 Mbps) Superfast (80 Mbps) and Ultrafast (1000 Mbps) is available, maximum download speeds shown in brackets

Mobile Signal/Coverage - According to ofcom.org.uk mobile coverage is likely for four of the main providers checked

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) A			
(81-91) B			
(69-80) C			77
(55-68) D		49	
(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 £795,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council



Approximate Gross Internal Area = 189.7 sq m / 2042 sq ft
 Outbuilding = 9.6 sq m / 103 sq ft
 Total = 199.3 sq m / 2145 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. (ID1075975)

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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.