



Columbine Road, Ely, CB6 3WL

CHEFFINS

Columbine Road

Ely,
CB6 3WL

- Well Presented End Terrace
- 3 Bedrooms (Master with Refitted Ensuite)
- Lounge & Dining Room
- Refitted Kitchen
- Spacious Driveway, Garage & Gardens
- Freehold / Council Tax Band C / EPC Rating TBC

A spacious end of terrace property situated within a popular development and comprising entrance hall, cloakroom, refitted kitchen, lounge, 3 bedrooms (master with refitted ensuite) and bathroom, together with gardens, driveway and garage. Viewing recommended.

3 2 1



Guide Price £375,000



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 window to front aspect, stairs to first floor, under stairs storage cupboard, engineered oak flooring, radiator.

CLOAKROOM

With low level WC, hand wash basin, double glazed window to front aspect, radiator.

KITCHEN

Refitted with a range of wall and base level storage units and drawers, together with matching work surfaces, built-in double electric oven, gas hob and extractor hood, integrated dishwasher, washing machine and fridge/freezer, wall mounted gas fired boiler (replaced in 2022), window to front, door to side, radiator.

DINING ROOM

With French doors onto rear garden, radiator, engineered oak flooring, archway to:

LOUNGE

With engineered oak flooring, bay window to rear aspect, television point, radiator.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With window to rear aspect, built-in double and single wardrobes, radiator.

ENSUITE

Refitted with built-in WC and vanity unit with wash basin, countertop with storage

beneath, shower cubicle, window to rear aspect, heated towel rail.

BEDROOM 2

With window to rear aspect, radiator.

BEDROOM 3

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

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower above, airing cupboard, window to front aspect, radiator.

OUTSIDE

To the front of the property there is a low maintenance garden enclosed by hedging and to the side there is a spacious driveway providing vehicular off street parking, leading to a single garage and having an electric car charging point. The garage has a metal up and over door, power and light connected and personnel door into the rear garden. There is also gated pedestrian access into the rear garden which is enclosed and mainly laid to lawn with an extended area of paved patio and established borders.

AGENT NOTES

Tenure - freehold
Council Tax Band - C
Property Type - end of terrace
Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 991 according to the floorplan

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 - yes

Broadband Type - the property currently has a broadband speed of 105 Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk, 'voice' indoors is indicated to be limited for 4 out of the 4 main providers checked and 'data' indoors is indicated to be limited for 3 out of the 4 main providers checked. Both 'voice' and 'data' are indicated to be likely outdoors for 4 out of the 4 main providers checked

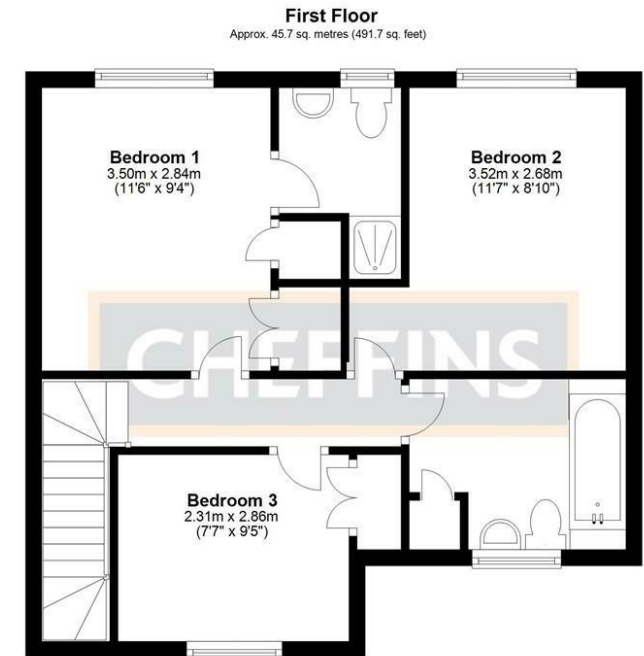
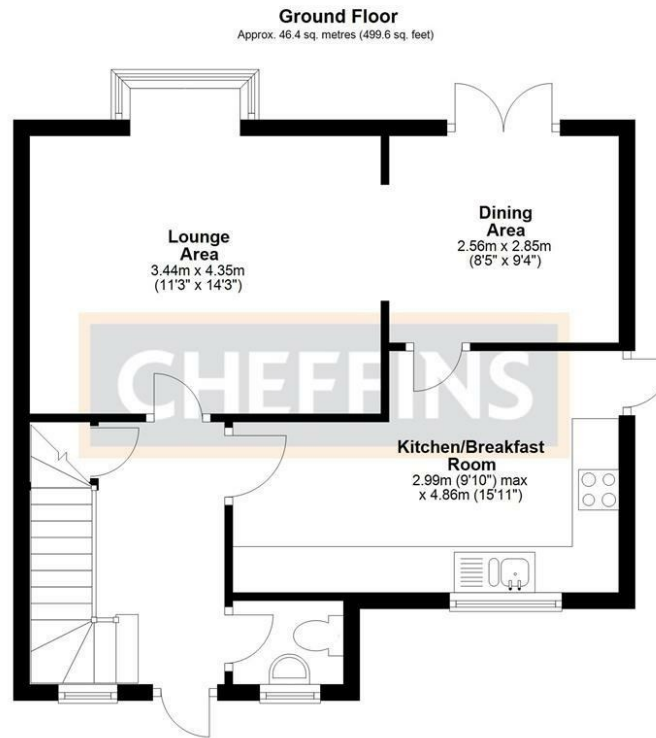
Flood risk - according to Gov.uk, the area around has a chance of flooding of greater than 3.3% each year in respect of surface water

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £375,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Total area: approx. 92.1 sq. metres (991.4 sq. feet)

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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.