



Lynn Road, Ely, CB6 1DA

CHEFFINS

Lynn Road

Ely,
CB6 1DA

- Recently Extended Semi Detached Home
- Central City Location
- Accommodation Over 3 Floors
- 4 Bedrooms (1 Ensuite)
- Lounge & Dining Room
- Newly Formed Kitchen/Dining/Family Room
- Renovation Works Currently Being Undertaken
- Driveway & 130Ft Rear Garden
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating TBC

Located within the centre of Ely, this 4 bedroom semi detached home has recently been extended and renovated by the current owner and has the benefit of 130' long garden and is offered for sale with no upward chain.

The property has been re-wired, re-plastered and re-plumbed, together with a new heating system and new bathrooms. Accommodation comprises on the ground floor, entrance hall, cloakroom, lounge, dining room opening into newly formed kitchen/dining/family room (still to be completed) and utility. On the first floor there is a bathroom and 3 bedrooms, whilst on the second floor is a newly formed master bedroom with ensuite. Outside the property has a spacious driveway and 130' rear garden with useful outbuilding/garage.

The renovation works are still to be completed and there is potential for the purchaser to have an input into the finished specification, depending on build stage.

4 2 2

Guide Price £595,000





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, replacement gas fired boiler.

CLOAKROOM

With low level WC, wash basin, exposed brick wall, tiled floor.

LOUNGE

With double glazed bay window to front aspect with bench seat, decorative fireplace, picture rail, telephone point, television point, radiator.

DINING ROOM

With fireplace, picture rail, radiator, opening to:

KITCHEN / DINING / FAMILY ROOM

This is a newly created room and is still in the process of being fitted out. Depending on the stage of the works and price agreed, a purchaser may have the possibility of choosing some of the kitchen units and flooring.

Currently the kitchen has an island unit with storage cupboards, breakfast bar and a stainless steel sink unit and drainer, a range of wall and base level storage units and drawers with work surfaces, Bosch double electric oven, induction hob and extractor hood, roof lantern, double glazed bifold doors onto rear garden, 2 double glazed windows and doors to side aspect, under floor heating. Opening to:

UTILITY ROOM

With double glazed window to side aspect, newly fitted wall and base level storage units and work surfaces, stainless steel sink unit and drainer, under floor heating.

FIRST FLOOR LANDING

With double glazed window to side aspect, stairs to second floor.

BATHROOM

With refitted suite comprising deep freestanding bath, double size shower cubicle, low level WC, pedestal hand wash basin, double glazed windows to side and rear aspects, heated towel rail.

BEDROOM 2

With double glazed window to rear aspect, picture rail, radiator.

BEDROOM 3

With double glazed bay window to front aspect with bench seat, picture rail, radiator.

BEDROOM 4

With double glazed window to front aspect, picture rail, radiator.

SECOND FLOOR LANDING

With velux window to rear aspect, eaves storage cupboard.

BEDROOM 1

(This bedroom has sloping ceilings and therefore a slightly reduced headroom). With double glazed window to rear aspect, radiator.

ENSUITE

With shower cubicle, wash basin, low level

WC, velux window to front aspect, heated towel rail.

OUTSIDE

To the front of the property there is a driveway providing vehicular parking. The driveway continues alongside the house to an extended garage with room built to the rear. The remainder of the garden is currently lawn and measures approximately 130' in length.

The driveway and patio to the rear of the house have not yet been completed by the seller and, depending on the build stage and price agreed, purchasers may have the possibility of input towards the finish of this.

AGENTS NOTES

Please note that the fireplaces in the property have not been inspected and tested and a purchaser should seek professional advice with regards to having an open fire/wood burner.

Whilst the driveway to the front of the property provides excellent parking, the area of driveway leading alongside the house to the garage and the rear garden is narrow and therefore vehicular access to the garage is unlikely.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





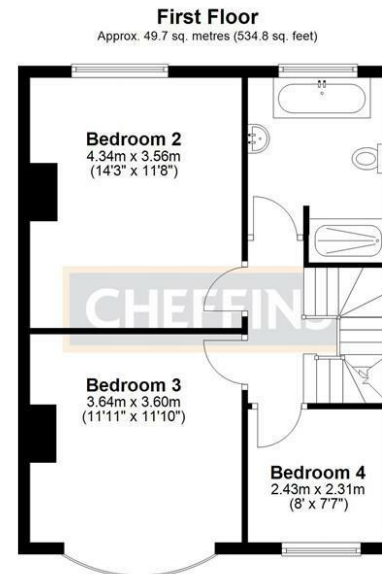
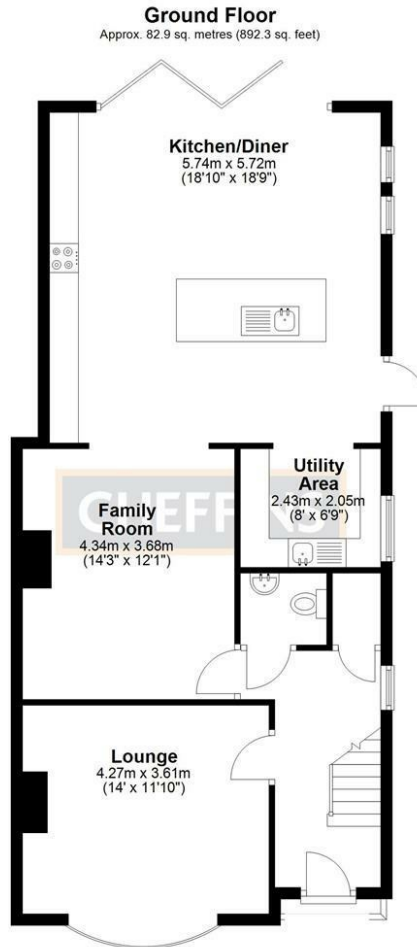
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	83
EU Directive 2002/91/EC			

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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



Total area: approx. 159.4 sq. metres (1716.2 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.