



Ely Road, Queen Adelaide, CB7 4TZ

**CHEFFINS**

## Ely Road

Queen Adelaide,  
CB7 4TZ

- Potential Development Opportunity (subject to planning consent)
- Currently a Pair of Derelict Cottages
- Plot of Approx. Half an Acre (sts)
- Hamlet on the Outskirts of Ely

A potential development opportunity (subject to planning consent), comprising a pair of adjoining derelict cottages within a superb plot of approximately half an acre (sts), located within a hamlet on the outskirts of Ely.

5 2 3

**Guide Price £275,000**





## LOCATION

QUEEN ADELAIDE is a mainly residential hamlet situated on the outskirts of Ely. 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.

**FAILTE, ELY ROAD, QUEEN ADELAIDE****ENTRANCE LOBBY**

With door and window to front aspect.

**WC**

With low level WC and window to side aspect.

**LOUNGE**

With bay window to side aspect, brick fireplace.

**FORMER KITCHEN**

With window to rear aspect, stairs to first floor, under stairs cupboard.

**REAR LEAN-TO**

With door to outside

**FIRST FLOOR LANDING**

With window to front aspect.

**BEDROOM 1**

With window to front aspect.

**BEDROOM 2**

With window to rear aspect.

**6 ELY ROAD, QUEEN ADELAIDE****LOUNGE**

With 2 windows and door to front aspect, fireplace, 2 radiators.

**DINING ROOM**

With windows to rear and side aspects, wall mounted central heating boiler, fireplace, stairs and cupboard, 2 radiators.

**KITCHEN**

With stainless steel sink unit and drainer, storage units, windows to side and rear aspects, together with door to rear, radiator.

**WALK-IN LARDER**

With shelving.

**FIRST FLOOR LANDING****BEDROOM 1**

With windows to front and side aspects, wardrobes, radiator.

**BEDROOM 2**

With window to front, wardrobes, radiator.

**BEDROOM 3**

With window to rear aspect, radiator.

**WC**

With low level WC, window to side aspect.

**SHOWER ROOM**

With wash basin, window to rear aspect, airing cupboard housing hot water cylinder, radiator.

**OUTSIDE**

The site is accessed via a gravelled driveway which is shared with the neighbouring property. This leads to the rear of the property where there are some timber built sheds and a plot of just over half an acre (sts).

**MATERIAL INFORMATION**

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - C

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.

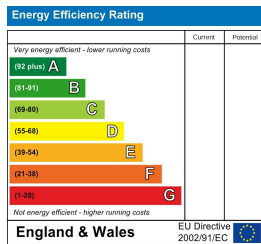
## FAILTE AND 6 ELY ROAD, QUEEN ADELAIDE, ELY, CB7 4UQ



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LANDMARK INFORMATION Plotted Scale - 1:1000. Paper Size - A4



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Guide Price £275,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.