



Tower Road, Ely, CB7 4HW

**CHEFFINS**

# Tower Road

Ely,  
CB7 4HW

- Substantial Detached Home
- Attractive Mature Plot
- 4/5 Bedrooms (2 Ensuite)
- Further 1st Floor Room for Dressing Room, Nursery or Office
- Substantial Lounge Leading into Garden Room
- Spacious Dining/Sitting Room
- Kitchen & Utility
- Driveway & Garage
- Convenient for King's School/Station/City Centre
- Freehold / Council Tax Band E / EPC Rating TBC

Situated within a superb mature garden, this extended 4/5 bedroom detached property provides substantial living accommodation and is within easy reach of the city centre, King's School and the railway station. Accommodation comprises on the ground floor, entrance hall, spacious lounge leading into garden room, dining/sitting room, kitchen and utility. On the first floor there is a family bathroom and 4 bedrooms (2 ensuite) with one leading into a further room which would be suitable for a bedroom, dressing room, nursery or office. Outside the property has attractive mature gardens to both front and rear, a driveway and a garage.

To fully appreciate the location and extensive accommodation a viewing is recommended.

5 2 3

**Guide Price £680,000**





## 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 window and door to front aspect, stairs to first floor, 2 radiators.

**LOUNGE**

With window to rear aspect and 2 windows to side, brick fireplace with gas fire, television point, fitted corner cupboard, radiator, double doors to dining room and sliding doors to:

**GARDEN ROOM**

With patio doors to front, radiator.

**DINING / SITTING ROOM**

With French doors and window to rear aspect, wood block floor, brick fireplace with fitted gas fire, radiator.

**KITCHEN**

With window to front aspect, fitted with a range of wall and base level storage units, work surfaces and drawers, double bowl sink unit and drainer, built-in electric double oven and gas hob, plumbing for washing machine and larder.

**UTILITY**

With window and door to rear garden, cupboard housing gas fired central heating boiler, plumbing for washing machine, door to garage.

**FIRST FLOOR LANDING**

With access to loft, double glazed window to rear aspect, a range of

fitted cupboard and further airing cupboard housing hot water cylinder.

**BEDROOM 1**

With windows to both sides, fitted wardrobes, radiator.

**ENSUITE**

With window to front aspect, low level WC, pedestal hand wash basin, panelled bath, radiator.

**BEDROOM 2**

With window to side aspect, fitted wardrobes and eaves cupboard, radiator.

**ENSUITE**

With window to front aspect, low level WC, pedestal hand wash basin, panelled bath.

**BEDROOM 3**

With window to rear aspect, fitted wardrobes and dressing table, radiator. Door to:

**BEDROOM 4/ DRESSING ROOM OR OFFICE**

With window to side aspect and eaves storage cupboards.

**BEDROOM 5**

With window to rear aspect, built-in wardrobe, radiator.

**BATHROOM**

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

**OUTSIDE**

To the front of the property there is an extensive driveway providing ample off street parking and leading to a garage with electric up and over door. There are mature lawned front, side and rear gardens offering an excellent degree of privacy and screened by a combination of fencing, hedging and mature trees. The rear garden has a paved patio and further established planting.

**AGENTS NOTES**

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

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.

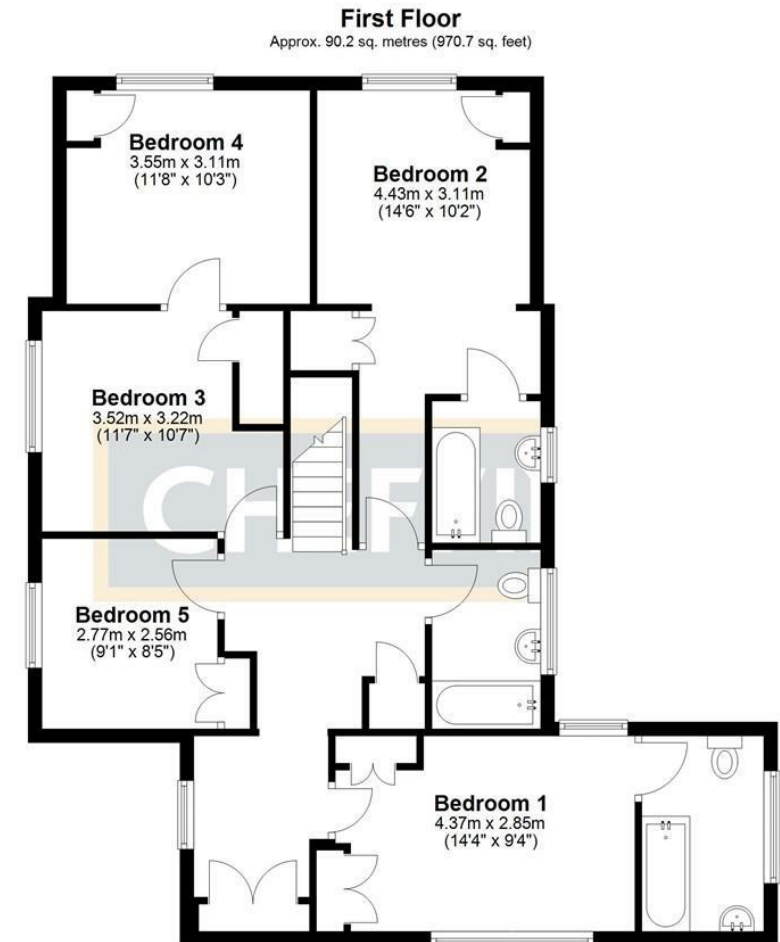
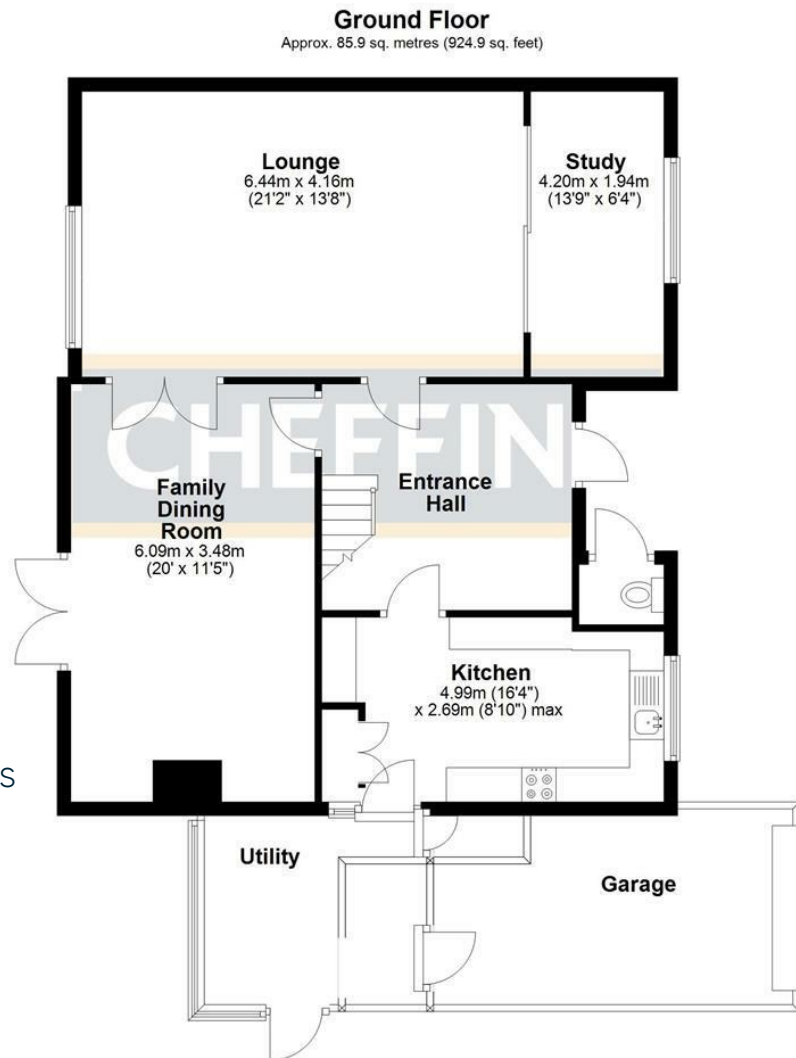




## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £680,000  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - East Cambs  
District Council



Total area: approx. 176.1 sq. metres (1895.6 sq. feet)





25 Market Place, Ely, CB7 4NP  
01353 654900 | [ely@cheffins.co.uk](mailto:ely@cheffins.co.uk) | [cheffins.co.uk](http://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.