



St. Johns Road, Ely, CB6 3BE

**CHEFFINS**



## St. Johns Road

Ely,  
CB6 3BE

- Extended Terrace Home
- 3 Bedrooms
- Superb Kitchen / Dining Room & Ground Floor Shower Room
- Lounge & Sitting Room
- Approx. 150 Ft Rear Garden
- Convenient for City Centre & St Johns Schools
- Freehold / Council Tax Band B / EPC Rating D

An extended 3 bedroom property with approximately 150' rear garden and situated within walking distance to the City Centre and St Johns School. Accommodation comprises entrance hall, lounge, sitting room opening into superb kitchen/dining room, modern ground floor shower room, 3 bedrooms and bathroom, together with a mature rear garden. Benefits include gas central heating and double glazing and the property has been re-roofed. Viewing recommended.

3 2 2

**Guide Price £335,000**





## 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 to front aspect, stairs to first floor, radiator.

## LOUNGE

With wood burner, double glazed window to front aspect, picture rails, radiator.

## SITTING ROOM / STUDY

With 2 pairs of original built-in cupboards and radiator. Opening to:

## KITCHEN / DINING ROOM

With double glazed window and bi-fold doors onto rear garden, sink unit and drainer, fitted with a wide range of navy blue wall and base level storage units and drawers with matching work surfaces, Stoves range oven and extractor canopy, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, 2 skylights, shelved pantry, 2 radiators.

## SHOWER ROOM

With modern shower cubicle, vanity unit with wash basin, low level WC, skylight, heated towel rail.

## FIRST FLOOR LANDING

With access to loft.

## BEDROOM 1

With double glazed window to front aspect giving an attractive view towards a field opposite, cast iron fireplace (non-functional), built-in cupboards, picture rails, radiator.

## BEDROOM 2

With double glazed window to rear aspect, cast iron fireplace (non-functional), picture rail, radiator.

## BEDROOM 3

With double glazed window to rear aspect, radiator.

## BATHROOM

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

## OUTSIDE

To the front of the property there is a paved garden. Access across a neighbouring garden to the rear allows access into the garden for number 72. The garden is an attractive feature of the property and measures approximately 150' in length. Adjoining the house there is an extended paved patio leading

onto the remainder of the garden which is lawned with established trees and 3 storage sheds (2 with electricity connected).

## AGENTS NOTES

The rear wall of the property benefits from external insulation.

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

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



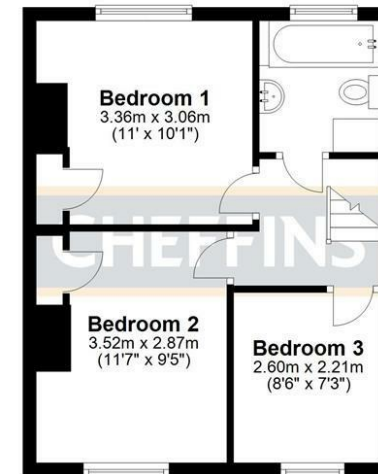




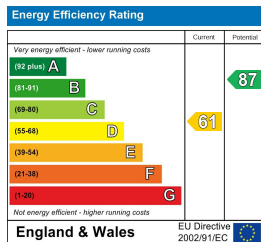
**Ground Floor**  
Approx. 62.3 sq. metres (671.0 sq. feet)



**First Floor**  
Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 97.3 sq. metres (1047.0 sq. feet)



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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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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.