



Canute Crescent, Ely, CB6 1BU

CHEFFINS

Canute Crescent

Ely,
CB6 1BU

- Spacious Modernised Detached Bungalow
- Generous Lounge & Refitted Kitchen / Dining Room
- 3 Double Bedrooms
- Bathroom & Separate Shower Room
- Ample Parking & Single Garage
- Garden to Rear
- Corner Plot
- Popular City Location
- Freehold / Council Tax Band D / EPC Rating E

Cheffins are delighted to offer to the market, this renovated, detached bungalow located in a very popular location in the City of Ely.

This beautiful home offers spacious accommodation from a large lounge, refitted kitchen / diner with bi-fold doors out to the rear garden. There are 3 double bedrooms, a bathroom and a separate shower room.

Outside are generous gardens to the front, benefitting from being a corner plot, a recently laid driveway providing off road parking for multiple cars and leading to a single garage. At the rear is a mainly laid to lawn garden with large paved patio and gated access to the front.

To fully appreciate this gorgeous home, an early viewing is highly recommended. Available to view by appointment.

3 2 1

Guide Price £435,000





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, radiator, doors to living accommodation.

LOUNGE

A dual aspect room with windows to the front and side aspects, vertical radiator, double doors through to:

KITCHEN / DINING ROOM

Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, inset stainless steel sink unit with mixer tap, breakfast bar, double oven, 4-ring hob with extractor hood over, integrated dishwasher, integrated washing machine, under counter fridge/freezer, built-in larder, airing cupboard housing the boiler, further built-in storage cupboard, vertical radiator, bi-fold doors to garden

BATHROOM

Fitted with 3-piece suite comprising low level WC, pedestal hand basin, panelled bath with shower over, window to rear aspect, towel rail.

SHOWER ROOM

With shower cubicle and window to rear aspect.

BEDROOM 2

With window to front aspect, radiator.

BEDROOM 1

Currently used as a sitting room. With patio doors to the rear, radiator.

BEDROOM 3

With window to the front aspect, radiator.

OUTSIDE

The property is situated on a generous corner plot, the front being mainly laid to lawn with mature shrubs and trees. There is a block paved driveway providing off road parking and leading to a single garage with power and light connected. The block paving continues to the front door and to the side of the property to a gate leading into the rear garden. The rear garden is mainly laid to lawn with generous paved patio and established shrubs, plants and trees to borders.

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		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £435,000

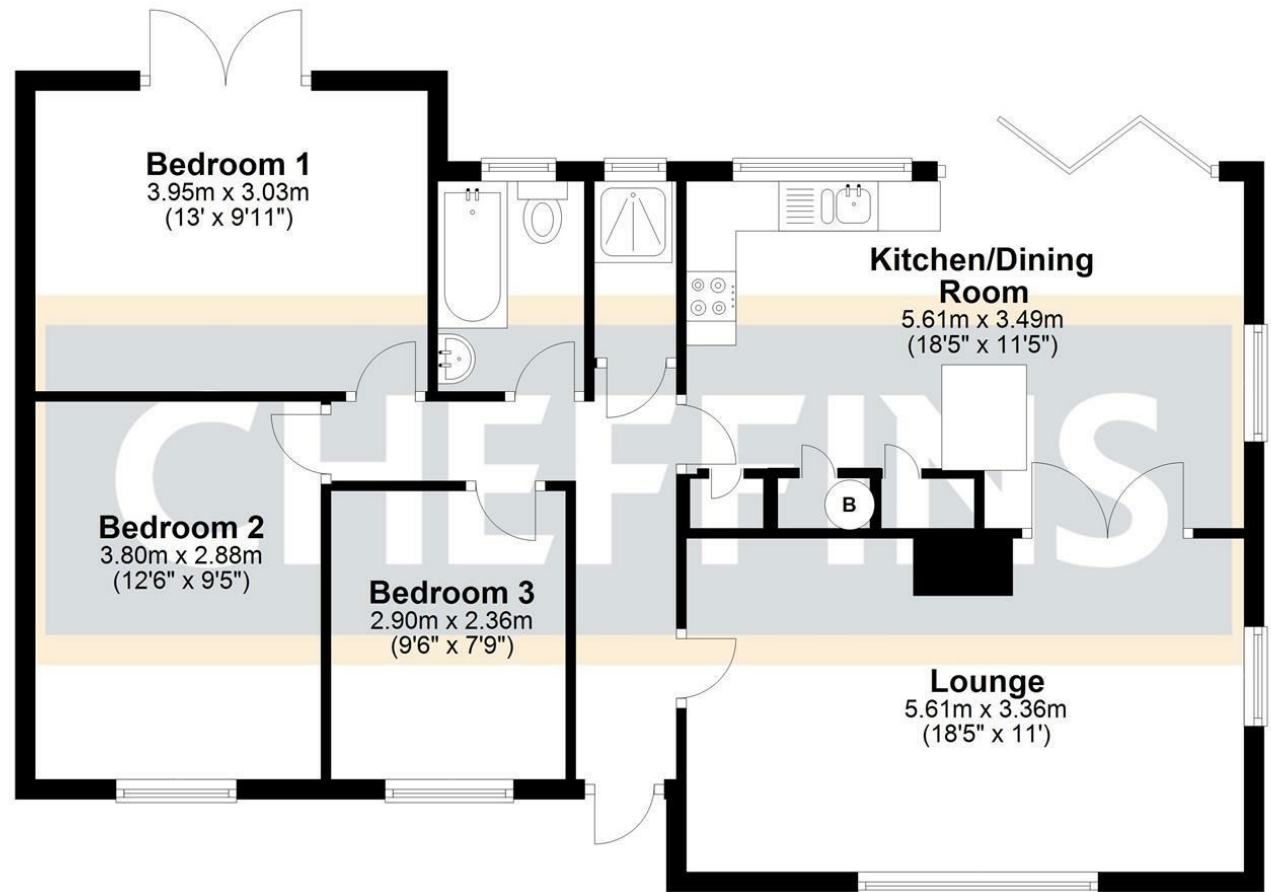
Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Ground Floor

Approx. 82.0 sq. metres (883.1 sq. feet)



Total area: approx. 82.0 sq. metres (883.1 sq. feet)

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.