



Ely Road, Queen Adelaide, CB7 4UA

CHEFFINS

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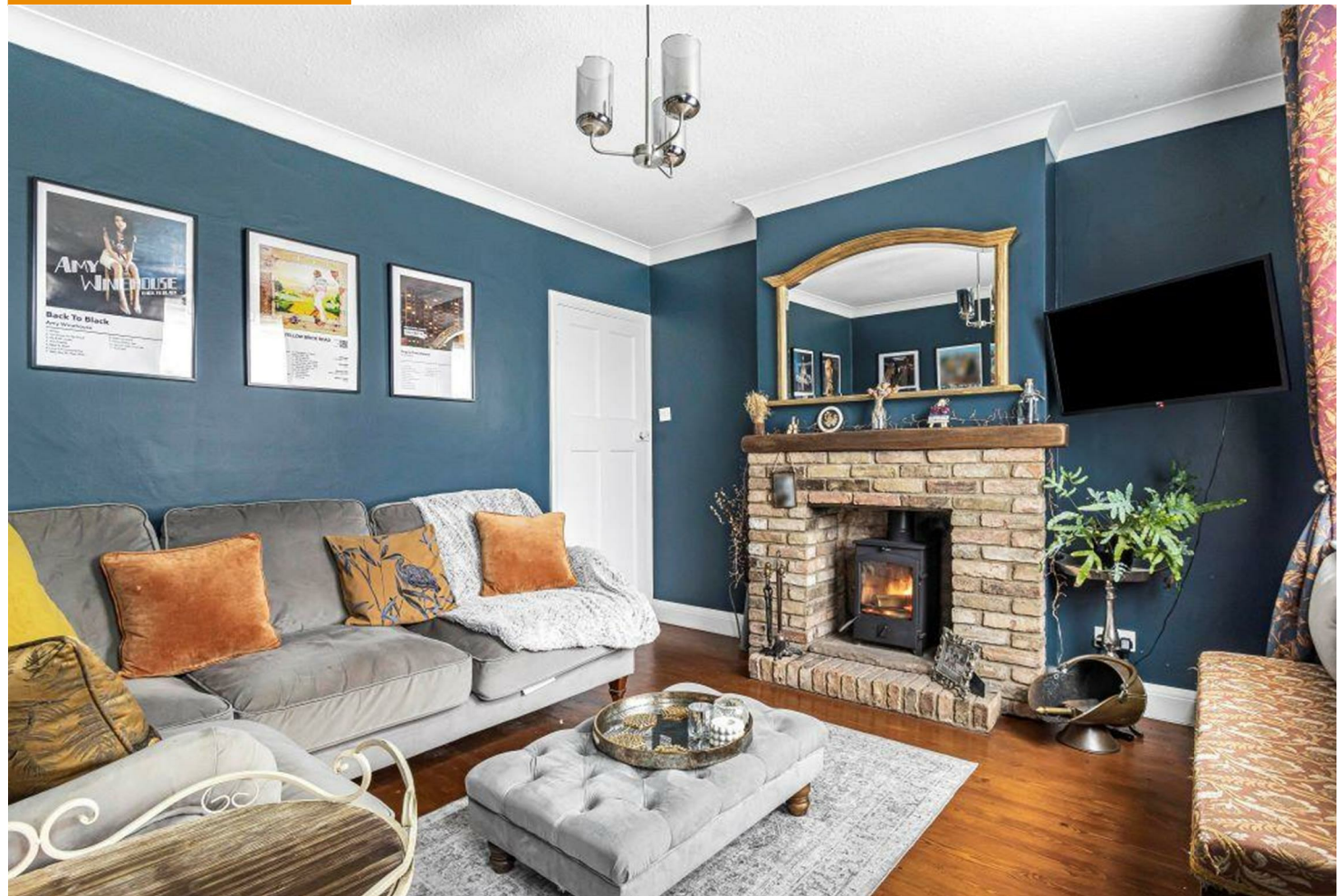
- Much Improved Semi Detached Cottage
- 2 Double Bedrooms
- Master Bedroom with Recently Formed Ensuite
- Lounge with Wood Burner
- Dining Room Opening into Superb Kitchen
- Character Features Throughout
- Mature Garden & Brick Outbuilding
- Convenient for Ely
- Freehold / Council Tax Band B / EPC Rating TBC

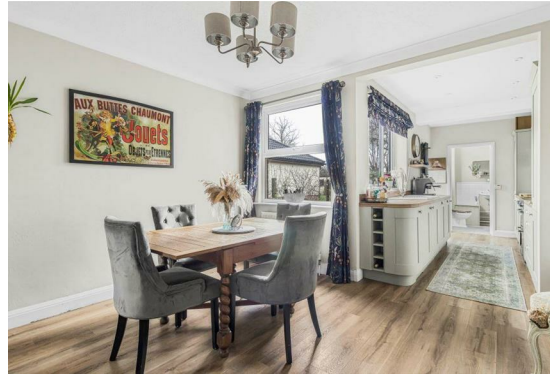
A beautifully presented semi detached cottage which has undergone an extensive programme of refurbishment to offer a perfect blend of both character and modern features. Accommodation comprises lounge with wood burning stove, separate dining room opening into an excellent refitted kitchen, rear lobby, modernised ground floor bathroom and 2 double bedrooms with the master having a spacious and recently created ensuite. Outside there is a wild flower garden to the front and a mature lawned garden to the rear with brick outbuilding offering scope for a number of uses.

The property has the benefit of double glazing and oil fired central heating with a recently replaced boiler. To be fully appreciated a viewing is highly recommended.

2 2 2

Guide Price £315,000





LOCATION

QUEEN ADELAIDE: is a mainly residential village situated approximately 1.5 miles from Ely. Ely itself is an historic Cathedral City which provides a range of day to day shopping facilities, schools catering for all age ranges and various sporting and social activities. The main A10 road network at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline rail station which provides an electrified rail service to Cambridge and London.

LOUNGE

With double glazed window and door to front aspect, feature cast iron wood burning stove with brick surround, exposed timber flooring, radiator.

INNER HALL

With stairs to first floor, radiator.

DINING ROOM

With double glazed window to rear aspect, under stairs storage cupboard, radiator, cast iron decorative fireplace (non-functional) with timber surround and tiled insets, radiator. Opening to:

KITCHEN

A superb room which has been refitted to include a range of painted wall and base level storage units (including bin cupboard) and drawers with matching work surfaces, ceramic sink unit and drainer, integrated appliances which include fridge/freezer, dishwasher, washing machine, range oven and microwave, double glazed window and door to rear garden, contemporary vertical radiator.

BATHROOM

With panel bath with shower above, replacement low level WC and wash basin, double glazed window to side aspect, towel radiator.

FIRST FLOOR LANDING

BEDROOM 1

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

ENSUITE

Converted from a spare room to an ensuite by the current owners and includes modern bath with shower above, low level WC, vanity unit with wash basin, double glazed window to rear aspect, heated towel rail.

BEDROOM 2

With double glazed window to front aspect, built-in wardrobe, radiator.

OUTSIDE

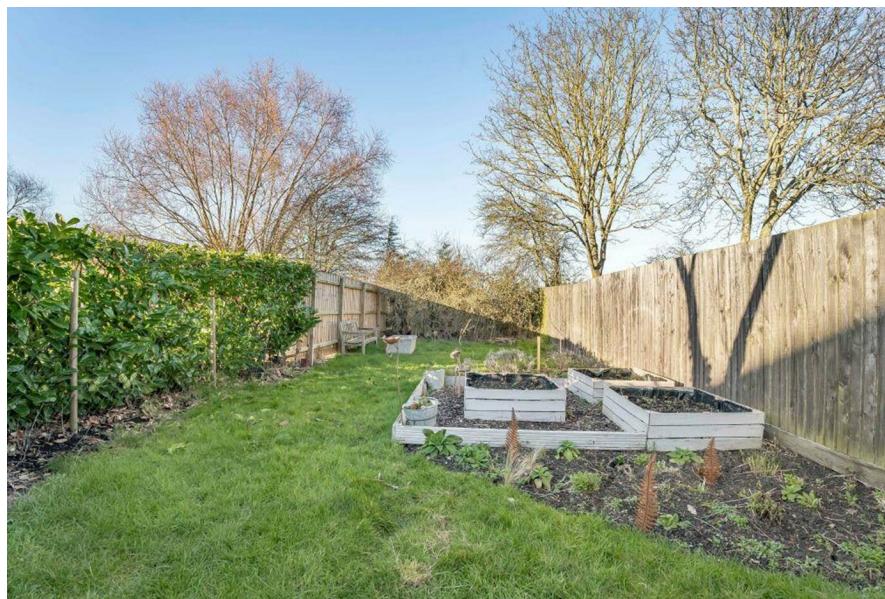
To the front of the property there is a garden which has been sewn with an abundance of wild flowers with a pathway leading alongside the house to the rear garden. There is potential to create a driveway, subject to obtaining the necessary

consent. The rear garden is an attractive feature of the property and backs onto a lake resulting in an excellent amount of privacy. The garden consists mainly of lawn with a vegetable patch, together with the oil storage tank. Adjoining the end of the house is a useful brick outbuilding which currently offers excellent storage and houses the replacement oil fired boiler. This building offers scope to be converted into a studio, office or additional accommodation (subject to planning consent should it be required),

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
EU Directive 2002/91/EC		

Guide Price £315,000

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.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

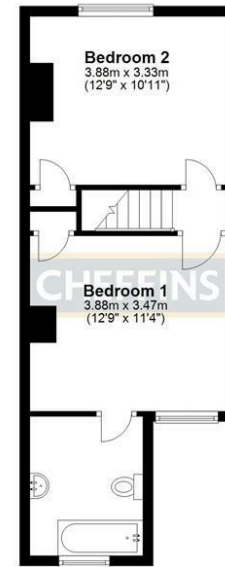
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Ground Floor
Approx. 43.9 sq. metres (472.5 sq. feet)



First Floor
Approx. 36.7 sq. metres (394.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.3 sq. feet)

