



Beresford Road, Ely, CB6 3WW

CHEFFINS

Beresford Road

Ely,
CB6 3WW

 5
  3
  3

Guide Price £635,000

- Spacious Detached House
- 5 Bedrooms (2 with Refitted Ensuites)
- Lounge, Dining Room & Study
- Refitted Kitchen/Dining/Family Room
- Utility
- Driveway, Car Port & Garage
- Overlooking Green Area to the Front
- Close to St John's School
- Freehold / Council Tax Band F / EPC Rating C

A spacious and well presented 5 bedroom detached house overlooking an open green space to front and situated close to St John's Primary School. Accommodation comprises entrance hall, cloakroom, lounge, separate dining room, refitted kitchen/dining/family room, utility, study, 5 bedrooms (2 with refitted ensembles) and bathroom. Outside there are front and rear gardens, driveway, gated car port and garage. Viewing recommended,





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, oak flooring.

CLOAKROOM

With low level WC, vanity unit with wash basin, oak flooring, towel rail.

STUDY

With double glazed window to front aspect looking towards the green, radiator.

LOUNGE

With double glazed window to front aspect looking towards the green, television point, gas fire with decorative surround, 2 radiators. Archway to:

DINING ROOM

With double glazed French doors to rear garden, radiator.

KITCHEN / DINING / FAMILY ROOM

Refitted with a superb range of wall and base level storage units, drawers and matching work surfaces, built-in Bosch double electric oven and dishwasher, space for fridge/freezer, sink unit and drainer, island unit with Neff electric hob and storage cupboards beneath, double glazed windows and French doors to rear garden.

UTILITY

With double glazed window and door to side aspect, wall and base level storage units, work surfaces, sink unit and drainer, plumbing for washing machine, radiator.

FIRST FLOOR LANDING

With cupboard.

BEDROOM 1

With double glazed window to front aspect giving an attractive view across the green opposite, 2 pairs of built-in wardrobes and further shelved cupboard, access to loft.

ENSUITE

Refitted with pedestal hand wash basin, low level WC, shower cubicle, double glazed window to side aspect, heated towel rail.

BEDROOM 2

With double glazed window to front aspect with attractive view across the green, built-in wardrobe, radiator.

ENSUITE

Refitted with built-in WC and wash basin, shower cubicle, heated towel rail.

BEDROOM 3

With double glazed window to rear aspect, 2 pairs of built-in double wardrobes, radiator.

BEDROOM 4

With double glazed window to rear aspect, 2 pairs of built-in double wardrobes, radiator.

BEDROOM 5

With double glazed window to front aspect giving an attractive view across the green, radiator.

BATHROOM

With suite comprising built-in WC and wash basin, panelled bath with shower above, double glazed window to rear aspect, heated towel rail.

OUTSIDE

To the front of the property there is an open plan lawned garden. To the side there is a driveway, single garage and gated car port leading to further parking. The rear garden is fully enclosed and has an extended area of paved patio with timber pergola and is then mainly laid to lawn.

VIEWING

Strictly by appointment with the Agents

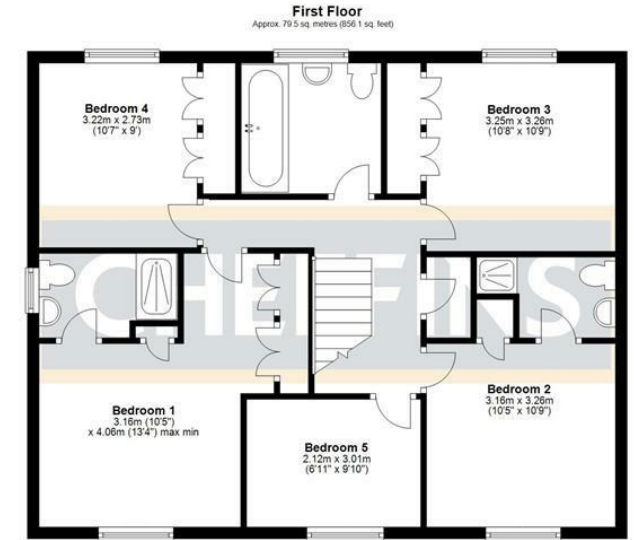
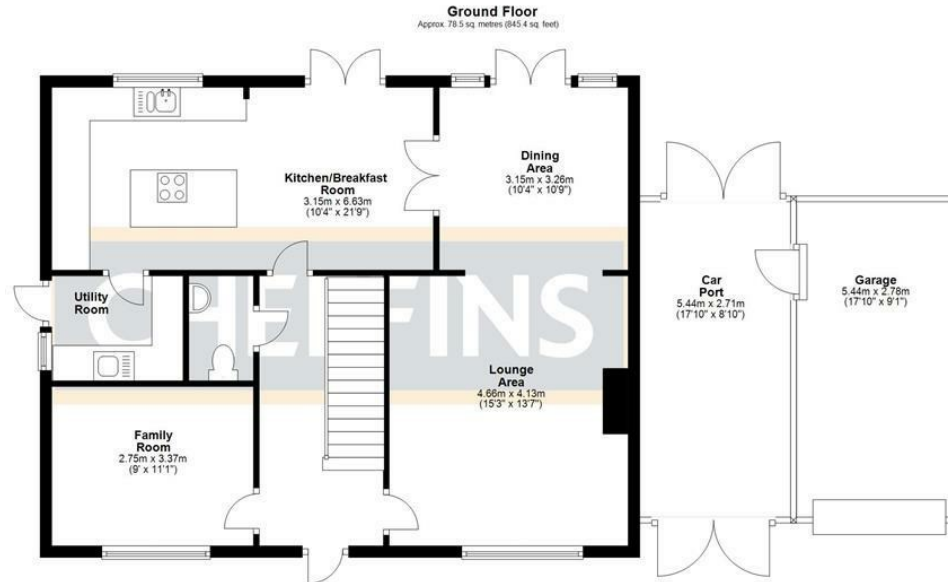








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 158.1 sq. metres (1701.5 sq. feet)

Guide Price £635,000

Council Tax Band – F

Local Authority – East Cambs District Council

Agents note:

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

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.

