



Buckingham Drive, Ely, CB6 1DR

CHEFFINS

Buckingham Drive

Ely,
CB6 1DR

5 2 3

Guide Price £650,000

- Spacious Detached Home
- 5 Bedrooms (1 Ensuite)
- 3 Reception Rooms
- Kitchen/Dining/Family Room & Utility
- Well Maintained Gardens, Driveway & Double Garage
- Popular Cul De Sac Convenient for the City Centre
- No Upward Chain
- Freehold / Council Tax Band F / EPC Rating D

A spacious 5 bedroom detached house situated within a highly regarded cul de sac convenient for the city centre and offered for sale with no upward chain. Accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen/dining/family room, utility, study, 5 bedrooms (master with ensuite) and family bathroom. Outside there are well maintained gardens, driveway and double 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 with under stairs storage cupboard, radiator.

CLOAKROOM

With double glazed window to front aspect, pedestal hand wash basin, low level WC, radiator.

LOUNGE

With 3 double glazed windows to side aspect and double glazed window to front, fireplace with electric flame affect fire, timber surround and marble hearth, television point, 2 radiators. Double doors to:

DINING ROOM

With double glazed windows and French doors to rear garden, radiator.

KITCHN/DINING/FAMILY ROOM

With double glazed window and French doors to rear garden, fitted with a range of matching wall and base level storage units, work surfaces and drawers, sink unit and drainer with filtered water tap, built-in Neff dishwasher, electric double oven, gas hob and extractor hood, radiator.

UTILITY

With door to outside, sink unit and drainer, wall and base level storage units, together with work surfaces, plumbing for washing machine, space for tumble drier, wall mounted gas fired boiler, radiator.

STUDY

With double glazed window to front aspect and radiator.

FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder, access to loft, radiator.

BEDROOM 1

With double glazed window to front aspect, radiator.

ENSUITE

With walk-in shower, pedestal hand wash basin, low level WC, double glazed window to side aspect, radiator.

BEDROOM 2

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

BEDROOM 3

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

BEDROOM 4

With double glazed window to front aspect, radiator.

BEDROOM 5

With 2 velux windows, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, separate shower cubicle, double glazed window to side aspect, radiator.

OUTSIDE

To the front of the property there is an open plan lawned garden whilst to the side there is a double width driveway leading to a double garage with 2 metal up and over doors. Gated pedestrian access to

both sides of the house leads into a rear garden which offers an excellent degree of privacy and consists of an extended area of paved patio leading onto a lawn with well maintained borders and a timber built gazebo.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



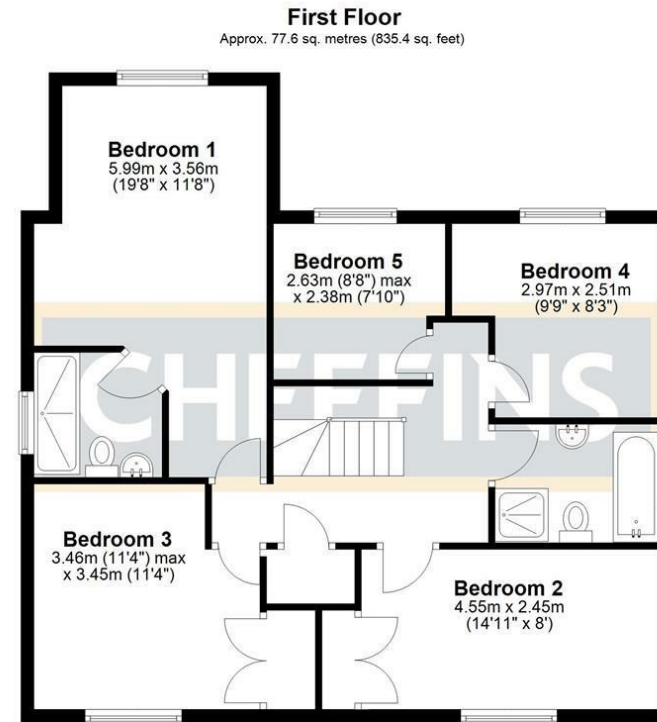
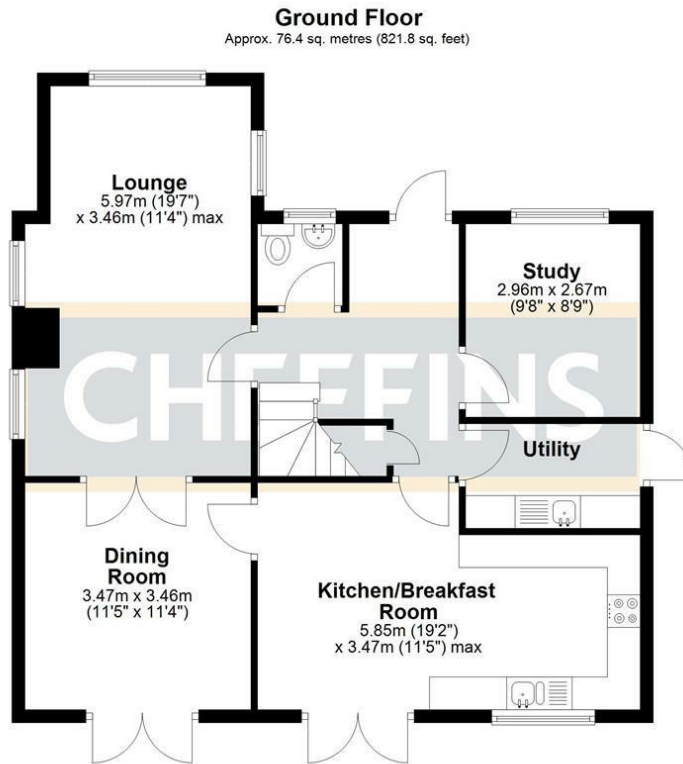
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £650,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambs District Council







Total area: approx. 154.0 sq. metres (1657.2 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.

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.

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.

