



Columbine Road, Ely, CB6 3WP

CHEFFINS

Columbine Road

Ely,
CB6 3WP



Guide Price £375,000

- 3-Storey Townhouse
- Semi Detached
- 3 Double Bedrooms
- Replacement double glazed windows and external doors
- Refitted Kitchen
- Refitted Bathroom & Shower Room
- Lounge / Dining Room
- Long Driveway, Single Garage & Garden
- Close to a Park & Schools
- Freehold / Council Tax Band C / EPC Rating C

A popular style of 3 bedrooomed semi detached townhouse situated close to a park. together with primary schools and Ely College. Accommodation comprises on the ground floor, entrance hall, refitted cloakroom, refitted kitchen and lounge/dining room, whilst on the first and second floors there are 3 double bedrooms, a refitted shower room and bathroom. Outside the property there is a long driveway leading to a single garage and there is an enclosed garden to the rear.





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, cloaks cupboard, radiator.

CLOAKROOM

With double glazed window to front aspect, comfort height WC, vanity unit with wash basin, heated towel rail.

KITCHEN

A modern kitchen with wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, water softener, built-in electric oven, gas hob and extractor hood, double glazed window to front aspect, breakfast bar, plumbing for washing machine and dishwasher, cupboard housing replacement gas fired central heating boiler, radiator.

LOUNGE / DINING ROOM

With double glazed bay window and French doors onto rear garden and window to side, under stairs storage cupboard, television point, radiator.

FIRST FLOOR LANDING

With stairs to second floor, radiator.

BEDROOM 2

With 2 double glazed windows to front aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

SHOWER ROOM

Refitted with large walk-in shower, built-in WC and vanity unit with wash basin and storage units beneath, double glazed window to side aspect, heated towel rail.

SECOND FLOOR LANDING

BEDROOM 1

With double glazed windows to front and side aspects, access to loft, radiator, deep walk-in wardrobe with radiator, airing cupboard housing hot water tank.

BATHROOM

Refitted with suite comprising bath with shower above, comfort height WC, vanity unit with wash basin and storage beneath, velux window to rear aspect, heated towel rail.

OUTSIDE

To the front of the property there is a lawned garden and to the side there is a long driveway providing ample off street parking and leading to a single garage with metal up and over door and power. Gated pedestrian access leads into the rear garden which is fully enclosed and mainly laid to lawn, together with a paved patio.

VIEWING ARRANGEMENTS

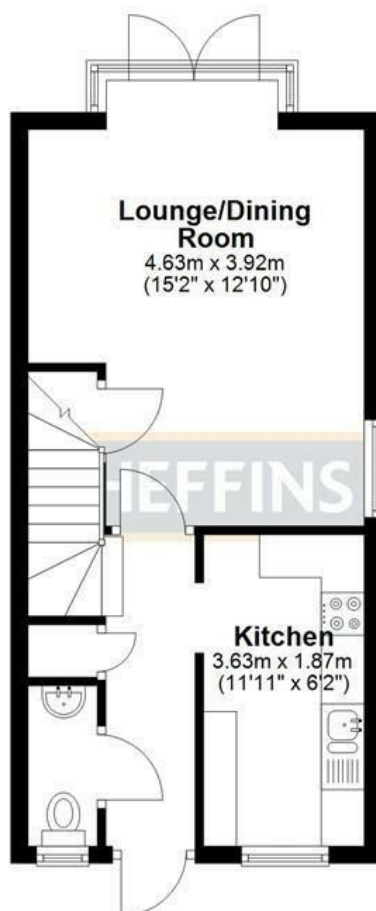
Strictly by appointment with the Agents.





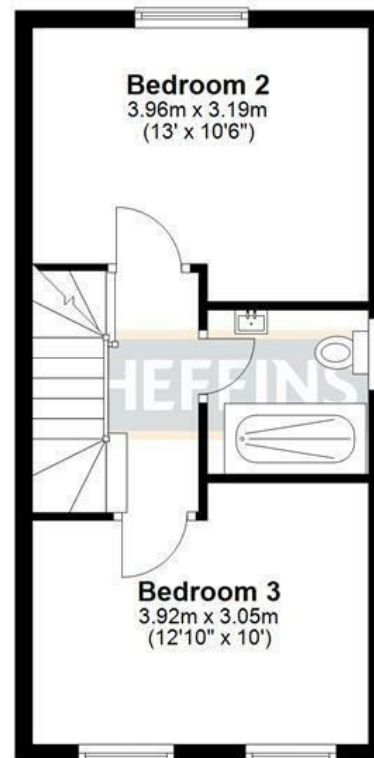
Ground Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Second Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		88
(51-61) B		
(39-50) C	76	
(31-38) D		
(21-27) E		
(15-20) F		
(9-14) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Total area: approx. 93.9 sq. metres (1010.4 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.



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