



Northwold, Ely, CB6 1BG

**CHEFFINS**



# Northwold

Ely,  
CB6 1BG

3 2 2

**Guide Price £785,000**

- Substantial Detached Bungalow
- Close to City Centre
- Highly Regarded Quiet Location
- 3 Bedrooms (1 Ensuite)
- Spacious Lounge & Separate Dining Room
- Kitchen / Breakfast Room & Utility
- Extensive Driveway & Double Garage
- Attractive Well Maintained Gardens
- No Upward Chain
- Freehold / Council Tax Band F / EPC Rating C

A substantial detached bungalow situated within a highly regarded and quiet location just a few minutes walk from the city centre. Accommodation comprises entrance hall, cloakroom, kitchen/breakfast room, utility, rear lobby, spacious lounge, separate dining room, 3 bedrooms (master with ensuite) and bathroom. Outside the property has an extensive driveway, double garage and most attractive and well maintained gardens.

The property is offered for sale with no upward chain and bungalows of this size in such close proximity to the city centre are extremely rare, therefore viewing is highly 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, access to loft, cupboard housing modern gas fired boiler, radiator.

## CLOAKROOM

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

## KITCHEN / BREAKFAST ROOM

With double glazed window to front aspect, stainless steel sink unit and drainer, fitted with matching wall and base level storage units, work surfaces and drawers, built-in electric double oven, hob and extractor hood, integrated fridge, radiator.

## UTILITY

With double glazed window to rear aspect, stainless steel sink unit and drainer with base level storage units and worktop, plumbing for washing machine, shelved cupboard, radiator.

## REAR LOBBY

With door to rear garden and door to garage, double glazed window to rear aspect, radiator.

## DINING ROOM

With double glazed window to rear aspect, radiator, double doors to:

## LOUNGE

With double glazed French doors to rear garden, fitted gas fire with timber

surround and marble hearth, television point, radiator.

## BEDROOM 1

With double glazed window to rear aspect and 2 double glazed windows to side, walk-in wardrobe with light, radiator.

## ENSUITE

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

## BEDROOM 2

With double glazed window to front aspect and 2 double glazed windows to side, radiator.

## BEDROOM 3

With double glazed window to front aspect, radiator.

## BATHROOM

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

## OUTSIDE

To the front of the property there is a spacious block paved driveway providing ample off street parking and leading to a double garage with electric roller shutter door. The garage has electricity connected and loft storage. Also to the front of the bungalow there is an attractive garden which is a combination of shingle lawn

and mature planting. Pedestrian access either side of the property leads to a south facing rear garden which is partly walled. The rear garden is a most attractive feature of the property and consists of a combination of lawn, extensive patio and numerous well maintained planted beds.

## VIEWING ARRANGEMENTS


Strictly by appointment with the Agents.

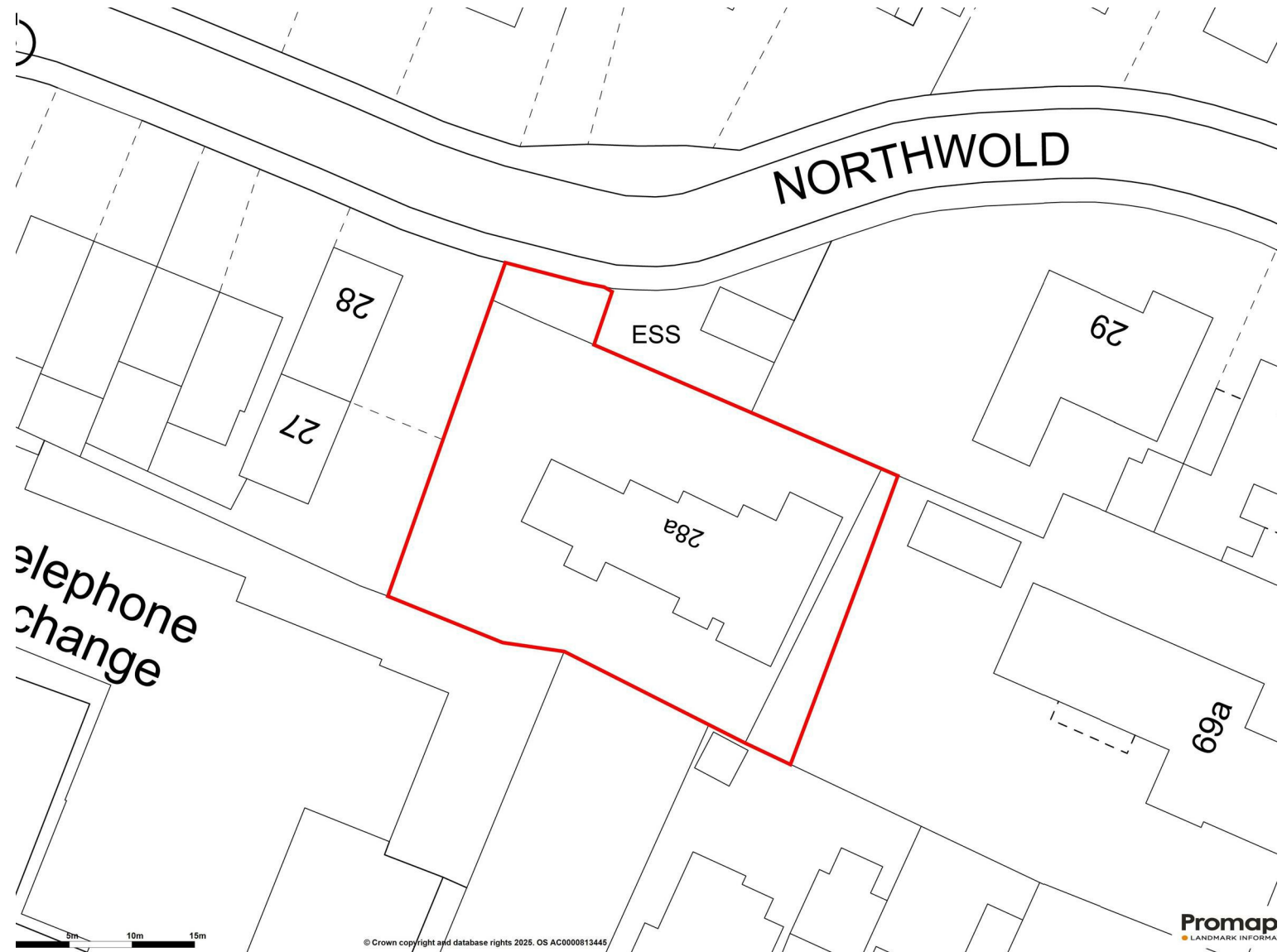








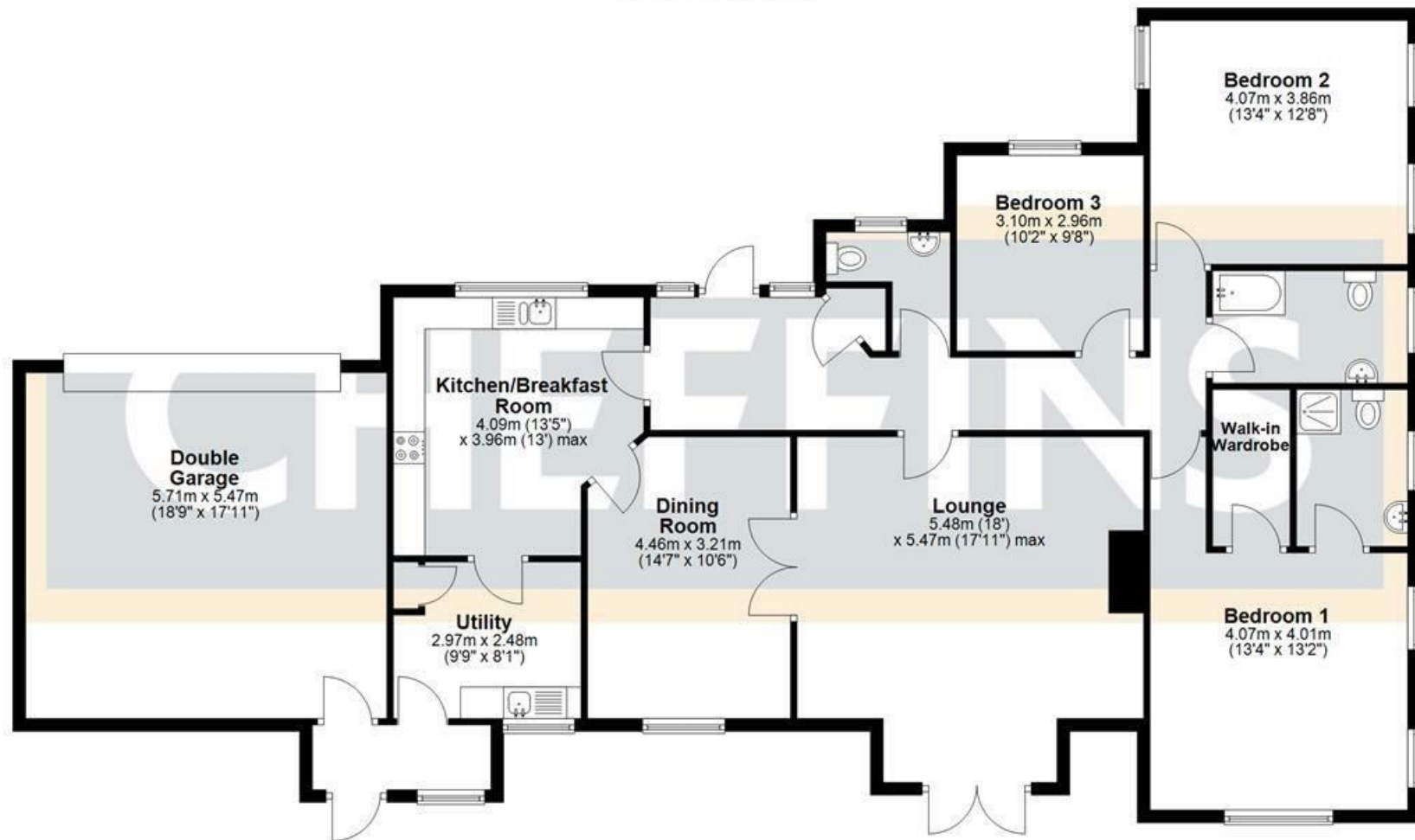
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £785,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambs District Council

## Ground Floor

Main area: approx. 145.4 sq. metres (1564.9 sq. feet)  
Plus garages, approx. 31.2 sq. metres (336.4 sq. feet)



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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](http://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.

