



Cambridge Road, Ely, CB7 4HX

CHEFFINS

Cambridge Road

Ely,
CB7 4HX

- Detached Bungalow
- 3 Double Bedrooms
- Superb Living Room
- Wet Room & Separate Bathroom
- South-East Facing Garden Backing onto Ely Golf Course
- Large Driveway & Double Garage
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating C

Situated in this highly sought after location, is this substantial detached bungalow located along a private road.

Accommodation comprises entrance hallway, impressive living room with vaulted ceiling and curved picture windows providing superb views across the garden to the Ely City Golf Course beyond, kitchen/dining room, utility room, three double bedrooms, one ensuite and a family bathroom. The property also benefits from extensive driveway parking with a double garage, side gated access leading to the rear garden with raised patio area and a delightful mature garden backing on to the Golf Course.

The bungalow is offered for sale with the benefit of no upward chain.

3 2 1

Guide Price £900,000





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, airing cupboard, built-in storage cupboard, Karndean flooring with under floor heating, door leading through to:

LIVING ROOM

A superb room with feature floor-to-ceiling chimney breast with gas fireplace (not tested), vaulted wooden ceiling, curved bay picture windows overlooking the garden and Ely Golf Course beyond, side French doors, under floor heating.

KITCHEN / DINING ROOM

With matching wall and base units, worktop space, integrated oven and grill, 4-ring induction hob with overhead stainless steel extractor fan, integrated 1 1/4 stainless steel sink with waste extractor, breakfast island, space for fridge/freezer, Karndean flooring with under floor heating. Dining area with double glazed French doors leading out to the raised patio.

UTILITY ROOM

With matching wall and base level storage units with worktop space, stainless steel sink, washing machine (negotiable), Karndean flooring, access to loft, door leading to the side, storage cupboard housing the fuse box.

BEDROOM 1

With fitted wardrobes, Karndean flooring, double glazed window to side, radiator. Door to:

ENSUITE WET ROOM

A walk-in wet room with hand-held shower head, worktop space with storage under, integrated sink with mixer tap, low level WC, 2 heated towel rails, vinyl flooring.

BEDROOM 2

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

BEDROOM 3

With built-in wardrobes, double glazed window to the side, radiator. Door leading into the double garage.

BATHROOM

With shower cubicle, side panelled bath with tiled splashback and step to, wall and base units with integrated sink having mixer tap, low level WC, laminate flooring, heated towel rail, radiator.

OUTSIDE

The front of the property is accessed via a private drive. There is a large paved driveway providing ample parking which leads to the double garage with electric up and over door, gas and electric meters with door and door into the garden.

Side gated access leads to the rear of the property where there is a large raised patio area overlooking Ely City Golf Course. The garden is predominantly laid to lawn and is enclosed by wooden fence panels and hedging with a variety of trees, greenhouse and 2 timber garden sheds.

Gated access from the garden leads into Ely City Golf Course,

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	75
(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 £900,000

Tenure - Freehold

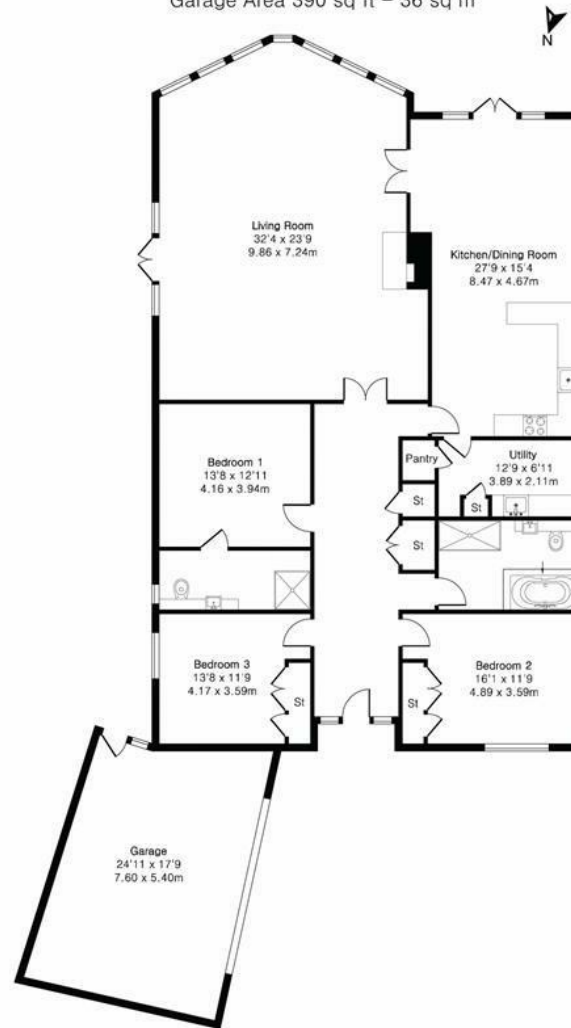
Council Tax Band - E

Local Authority - East Cambs District Council



**Approximate Gross Internal Area 2233 sq ft - 207 sq m
(Excluding Garage)**

Garage Area 390 sq ft – 36 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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.

