



BOVINGDONS
THE PROPERTY AGENTS

3 Cambridgeshire Close
Ely, Cambs, CB6 3BX
Guide Price £360,000



4



2



2



3 Cambridgeshire Close, Ely, Cambs, CB6 3BX

This 4/5 bed semi detached house is situated in a cul-de-sac and benefits from a large rear garden with versatile outbuildings. This flexibility makes them ideal for buyers looking for home-working space, creative studios, fitness areas, guest accommodation, or multifunctional use. It offers the possibility to both work from home and enjoy the garden environment. The property also has off road parking, double glazing and gas central heating. Currently laid out for multiple accommodation, the property offers scope for further cosmetic improvement and would make a great family home.

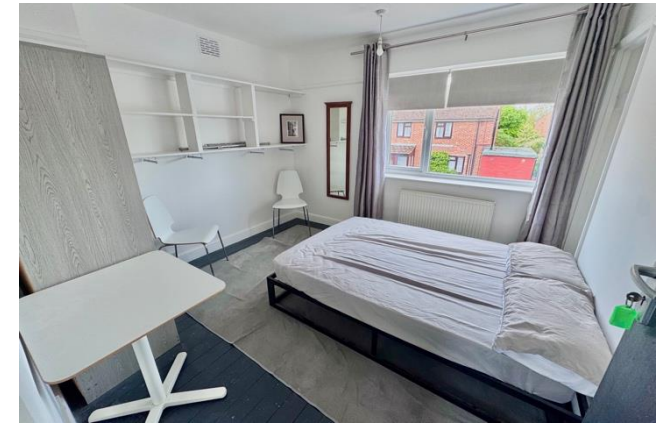
Ely

Ely is a historic city with a population over circa 15,000 and is located on the banks of the River Great Ouse, approximately 15 miles from the City of Cambridge. It is renowned for its stunning 12th Century Cathedral, a masterpiece of medieval architecture that attracts visitors from all over the world and dominates the local skyline with picturesque views. Indeed, the city has a long and rich history, with numerous heritage sites, museums, Georgian and Queen Anne townhouses and annual events such as the Ely Eel Festival.

There is a very good range of shopping facilities in the city centre including your normal high street favourites, and independent stores, pubs, eateries, tea shops, antiques emporium and a market which takes place on both Thursdays and Saturdays. The area boasts several sporting facilities including an 18-hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there is an excellent variety of pubs and restaurants, including the Ely Leisure Village featuring a six-screen cinema, along with family restaurants and takeaways and annual fairs and various events such as Aquafest and Eel Festival.

A comprehensive range of local schooling is available with excellent educational facilities, including primary and secondary schools rated 'Good' or 'Outstanding' by Ofsted. Ely College offers secondary and sixth form education, and there are several primary schools throughout the city.

Additionally, there are good transport links with the A10 connecting to Cambridge, where the A14 and M11 provide routes to London (70 miles), Stansted airport (1 hour) and the rest of the country. Ely's railway station offers regular services to Cambridge (17mins) while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.



Hall

Part glazed entrance door. Stairs to first floor. Radiator. Understairs storage cupboard. Central heating thermostat. Tiled floor. Ceiling light point

Living Room - 5.13m x 3.17m (16'10" x 10'5")

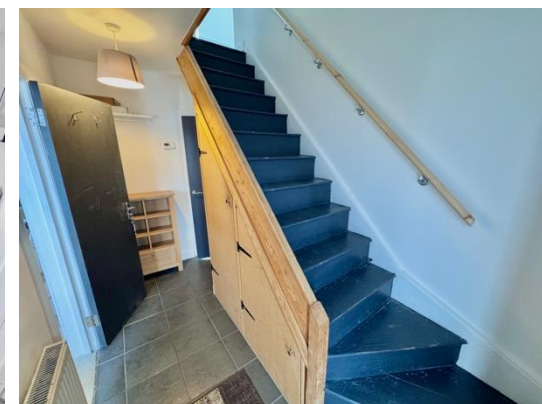
Double glazed window to the front aspect. Double glazed patio doors to the rear garden. Wall light point. Coved ceiling with light point. Radiator. Fireplace (not in use) with timber surround & mantel.

Kitchen - 5.31m x 2.03m (17'5" x 6'8")

Double glazed window to the front elevation. Units at base and wall level with work surfaces over. Ceiling light point. One and a half bowl stainless-steel sink with mixer tap. Space for free-standing cooker Space and plumbing for automatic washing machine. Tiled floor. Door to Inner lobby. Opening to:

Dining/Snug - 3.43m x 2.97m (11'3" x 9'9")

Double glazed window to the front aspect. Tiled floor. Radiator. Ceiling light point. Fireplace (not in use) with timber surround & mantel.



Rear Lobby

Ceiling light point. Door to side pathway. Folding doors to WC and shower and door to Bedroom 4.

WC - 1.02m x 0.79m (3'4" x 2'7")

Radiator. Low level WC. Wash basin with mixer tap. Double glazed window to side aspect.

Shower Room - 1.52m x 0.76m (5'0" x 2'6")

Double glazed window to side aspect. Radiator. Wash basin. Tiled Shower cubicle. Extractor. Ceiling light point.

Bedroom 4 - 3.81m x 2.64m (12'6" x 8'8") (plus 7'5" x 5'10")

High level windows to side aspect and window to rear aspect. Ceiling light point. Two radiators. Door to rear.

Landing

Ceiling light point.

Bedroom 1 - 4.17m x 3.02m (13'8" x 9'11")

Double glazed window to the front aspect. Ceiling light point. Radiator. Cupboard to corner.

Bedroom 2 - 3.33m x 3.05m (10'11" x 10'0")

Double glazed window to the front aspect. Radiator. Ceiling light point. Cupboard to corner.

Bedroom 3 - 3.15m x 1.96m (10'4" x 6'5")

Two double glazed windows to the rear aspect. Two radiators. Ceiling light point.

Shower Room - 2.21m x 1.96m (7'3" x 6'5")

Shower cubicle to corner. Wash basin in vanity unit. Radiator. Double glazed window to the rear aspect. Tiled floor. Access to loft space with ceiling light point. Cupboard housing Worcester gas fired boiler serving central heating and hot water.

WC - 1.32m x 0.94m (4'4" x 3'1")

Low level WC. Radiator. Double glazed window to the rear aspect.

Outside

The frontage has parking for 2 cars and a bin storage area and path leading to the rear garden.

The large rear garden is mainly laid to lawn but also has a patio area with raised beds to border, outside tap and timber fencing. There is a garden annexe building which has a bedroom, Gym and store and a separate timber Garden room at the far end of the garden. This is ideal for buyers looking for home-working space, creative studios, fitness areas, guest accommodation, or just a multifunctional use. It offers the possibility to both work from home and enjoy the garden environment.

Annexe Bedroom - 4.09m x 3.48m (13'5" x 11'5")

Double glazed window to the side aspect. Ceiling light point.

Annexe Gym - 4.55m x 3.45m (14'11" x 11'4")

Power and light. Heated towel rail. Double glazed patio doors to side aspect. Opening to:

Annexe Store - 3.51m x 2.87m (11'6" x 9'5")

Power and light.

Garden Room - 4.78m x 2.82m (15'8" x 9'3")

Power and light. Electric heater. Windows to front aspect. Shelving and wardrobe space.

Property Information

Local Council is East Cambridgeshire District Council

Council Tax Band is B

The property is Freehold with registered title CB42259.

All main services are connected

Flood risk is very low

Restrictions apply but there are no Wayleaves, Easements or Rights of Way

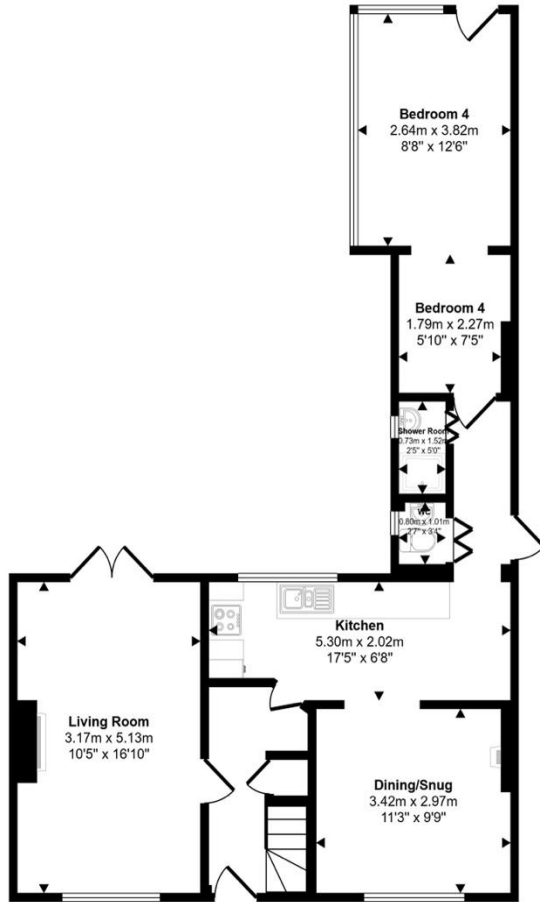
Estimated broadband speeds are Standard 15mbps, Superfast 35mbps & Ultrafast 1800mbps.

NOTE: The solar panels are leased until November 20240 – Title CB407819

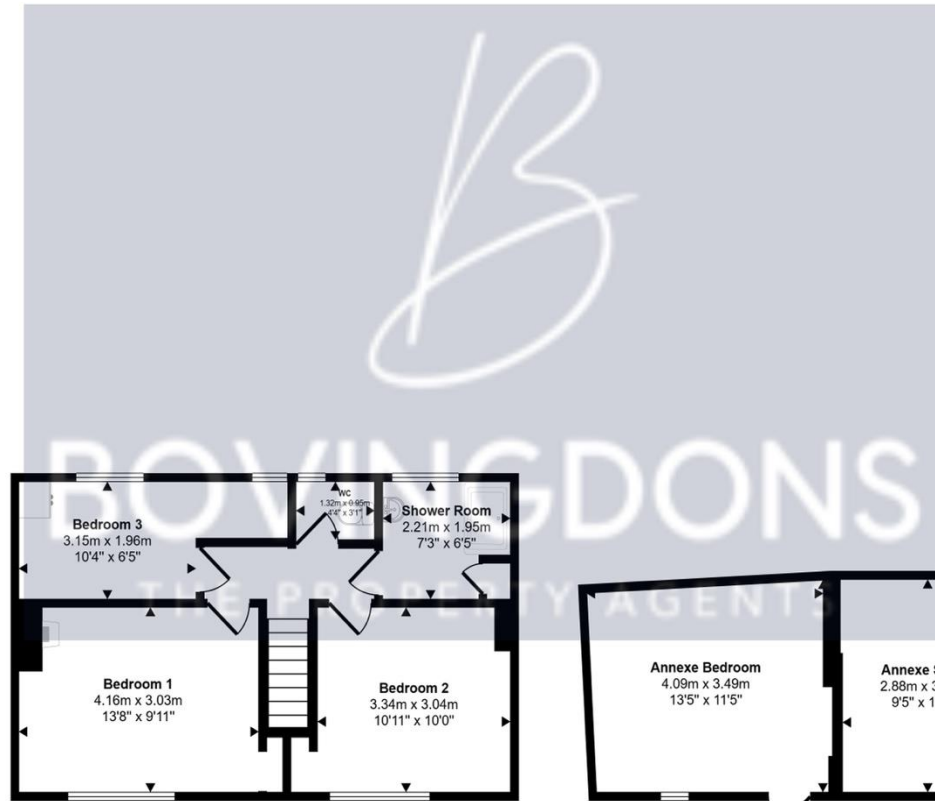
ENERGY PERFORMANCE GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

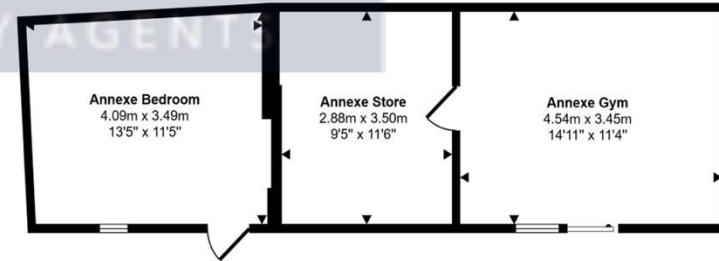
Approx Gross Internal Area
163 sq m / 1750 sq ft



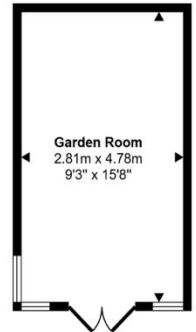
Ground Floor
Approx 65 sq m / 700 sq ft



First Floor
Approx 44 sq m / 470 sq ft



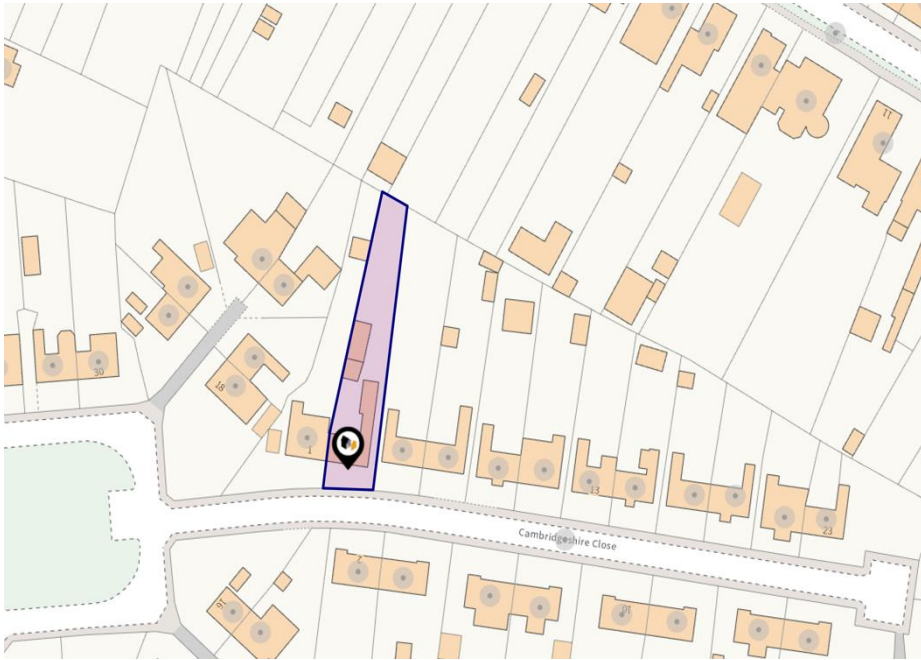
Annex
Approx 41 sq m / 436 sq ft



Garden Room
Approx 13 sq m / 144 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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