

£850,000  
Freehold



9 Cambridge Road,  
, Ely CB7 4HJ

DAVID CLARK  
FINE HOMES



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Abberley is a traditional Edwardian home set on a large (double) plot. semi-detached family home, offering over 2,200 sq ft of versatile accommodation arranged across three floors, together with a detached garage and an abundance of character features throughout.

This impressive period home effortlessly combines timeless architectural charm with modern family living. The attractive brick façade, original bay windows and high ceilings are complemented internally by elegant proportions, stylish décor and an excellent degree of natural light.

The welcoming entrance hall leads to two generous reception rooms, both offering flexible living and entertaining space.

The principal sitting room benefits from a striking bay window, while the second reception room provides an ideal family room or formal lounge. To the rear of the property is a spacious dining room opening through to a well-appointed kitchen, creating an excellent space for everyday family life and entertaining. A separate utility room and ground floor cloakroom add further practicality.

The first floor offers two generous double bedrooms, including a superb principal bedroom with en-suite shower room. A contemporary family bathroom serves the remaining accommodation on this level, whilst an additional room is currently utilised as a home office but could equally provide a fourth bedroom, nursery or hobby room.

Occupying the entire second floor is a spacious third bedroom with its own cloakroom, creating an ideal guest suite, teenager's retreat or private workspace.

It has an elegant formal frontage with hand forged iron railings and is set with standard bay trees. A cobbled path to the side gives access to the garden. It has an extensive landscaped garden enjoying a southerly aspect with lawn and patio areas, mature trees and shrubs, a pond and a useful screened utility area. The added bonus is the off street parking and charging point, accessed from a private road.



















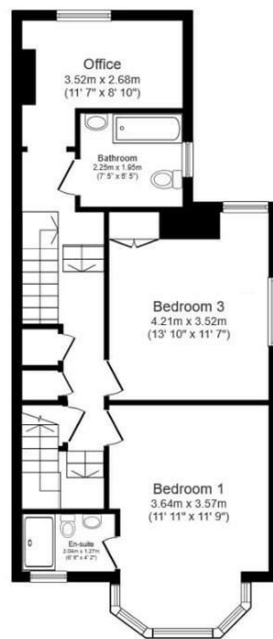




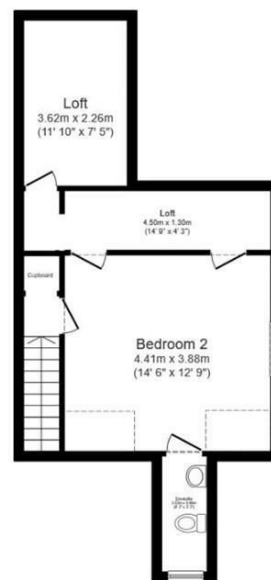




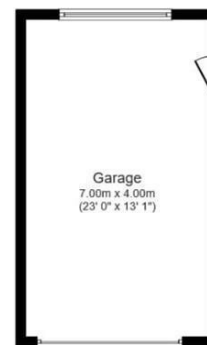
Ground Floor



First Floor



Second Floor



Garage

Total floor area: 210.9 sq.m. (2,270 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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.

**Prospect House, 3a St Thomas Place, Ely, Cambs.,  
CB7 4EX**  
01353 665020 | [sales@clarkhomes.co.uk](mailto:sales@clarkhomes.co.uk) |  
[clarkhomes.co.uk](http://clarkhomes.co.uk)



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