



Cambridge Road, Ely, CB7 4HJ

**CHEFFINS**



# Cambridge Road

Ely,  
CB7 4HJ

- Edwardian End of Terrace
- 4 Double Bedrooms
- 2 Reception Rooms
- Kitchen / Breakfast Room
- Generous Rear Garden
- Close to City Centre
- Enjoys Views of Ely Cathedral from the Top Floor
- Freehold / Council Tax Band C / EPC Rating TBC

Cheffins are delighted to offer to the market this well presented Edwardian end of terrace home situated in the popular City of Ely.

The property has been very well maintained by the current owner and offers ample accommodation over 3 floors. On the ground floor there is an entrance hall, cloakroom, lounge and dining room, as well as a kitchen/breakfast room to the rear providing access into the rear garden. To the first floor there are 3 double bedrooms and a family bathroom, whilst the second floor offers a 4th bedroom which enjoys views of Ely Cathedral.

Outside the property there is a generous rear garden that has been mainly laid to lawn, together with a gated low maintenance garden to front.

Viewing is strictly by appointment with the Agents.

4 1 2

**Guide Price £650,000**





## 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, stairs to first floor, radiator

**LOUNGE**

With cast iron feature fireplace, bay window to front, fitted storage, radiator, oak bi-fold internal doors leading through to:

**DINING ROOM**

With log burner, window to rear, fitted storage, radiator

**CLOAKROOM**

Fitted with a 2-piece suite comprising low level WC and wash hand basin.

**KITCHEN / BREAKFAST ROOM**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double range oven with extractor hood over, butler sink, log burner, storage cupboard, breakfast bar, boiler, space for fridge/freezer, integral washing machine and dishwasher, windows to side and rear, door to side providing access into the garden, radiator.

**FIRST FLOOR LANDING**

Providing access to bedrooms and bathroom, door leading up to the top floor bedroom.

**BEDROOM 1**

With 2 built-in wardrobes, 2 windows to front, ornate fireplace, radiator, built-in cupboard.

**BEDROOM 2**

With window to rear, fitted wardrobe, ornate fireplace, radiator.

**BEDROOM 3**

With window to rear, radiator, fitted wardrobes, ornate fireplace,

**BATHROOM**

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and screen. Window to side, heated towel rail, extractor fan,

**BEDROOM 3**

With stairs leading from the first floor, 2 skylights to rear and 1 skylight to front, 2 radiators, eaves storage cupboard and window to rear enjoying views of Ely Cathedral.

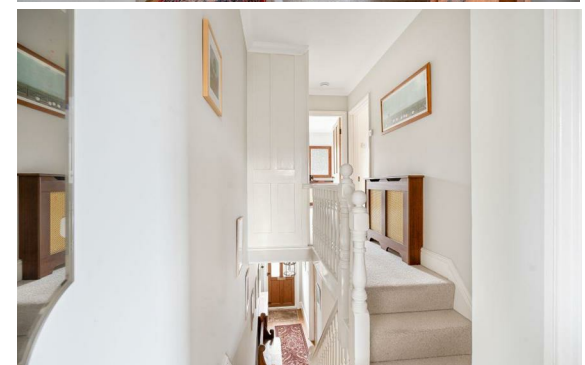
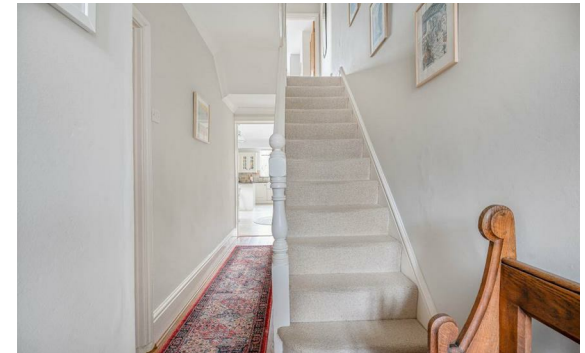
**OUTSIDE**

To the front there is a small low maintenance garden with inset shrubs and plants and steps leading to the front door.

The rear garden is mainly laid to lawn with mature shrubs and trees to borders, together with paved patio and timber summerhouse at the bottom of the garden with power connected. There is also gated access.


**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.







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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £650,000  
 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – East Cambs District Council







## Approximate Gross Internal Area 1545 sq ft - 144 sq m

Ground Floor Area 665 sq ft – 62 sq m

First Floor Area 603 sq ft – 56 sq m

Second Floor Area 277 sq ft – 26 sq m



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.

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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>.

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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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