



Lansdowne Close, Ely, CB6 3BL

CHEFFINS

Lansdowne Close

Ely,
CB6 3BL

- No Upward Chain
- Deceptively Spacious Extended Detached Bungalow
- Ensuite Wet Room & Further Shower Room
- 3 Double Bedrooms
- 2 Separate WC's & Utility Room
- Low Maintenance Rear Garden
- Off Road Parking & Car Port
- Freehold / Council Tax Band E / EPC Rating D

Cheffins offer to the market this deceptively spacious detached bungalow situated in the ever popular City of Ely.

The property comprises of entrance hall, lounge, 3 double bedrooms (bedroom 1 benefiting from an ensuite wet room), further shower room and 2 separate WC's, dining room, kitchen and utility room.

Outside the property is a low maintenance front garden which is mainly gravelled and inset with trees, shrubs and plants. A driveway provides off road parking for 2/3 cars leading up to the car port. The rear is a paved courtyard style low maintenance garden with brick shed and gated access.

The property further benefits from being offered for sale with no upward chain and is available to view by appointment.

3 2 3

Guide Price £475,000





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 side, airing cupboard housing the hot water tank, further storage cupboard.

LOUNGE

With windows to front and side, radiator, gas fireplace with brick surround.

RECEPTION ROOM / STUDY

With doors to side leading into the garden, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink unit with mixer tap, integral double oven, 4-ring electric hob with extractor hood over, radiator, window to side, storage cupboard housing the boiler. The kitchen also has a built-in water softener for the taps houses within one of the cupboards.

UTILITY ROOM

With a range of base and wall units with work surfaces over, sink with mixer tap, radiator, door to rear.

CLOAKROOM

Fitted with low level WC and wash hand basin.

DINING ROOM

With window to side, radiator

SHOWER ROOM

Fitted with a 2-piece suite comprising shower cubicle and vanity wash hand basin, window to side, heated towel rail.

SEPARATE WC

With low level WC and window to side.

BEDROOM 1

With window to front and radiator. Door to:

ENSUITE WET ROOM

With window to front, walk-in shower, level WC and wash hand basin, radiator.

BEDROOM 2

With window to side, radiator.

BEDROOM 3

With window to side, radiator.

OUTSIDE

The front of the property has a driveway providing off road parking for 2/3 cars and leads up to a car port. There is also a low maintenance gravelled garden with inset trees, plants and shrubs. The rear garden is low maintenance being paved with a brick storage shed and car port with electric sectional door to the front. There is gated access to the side.

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		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

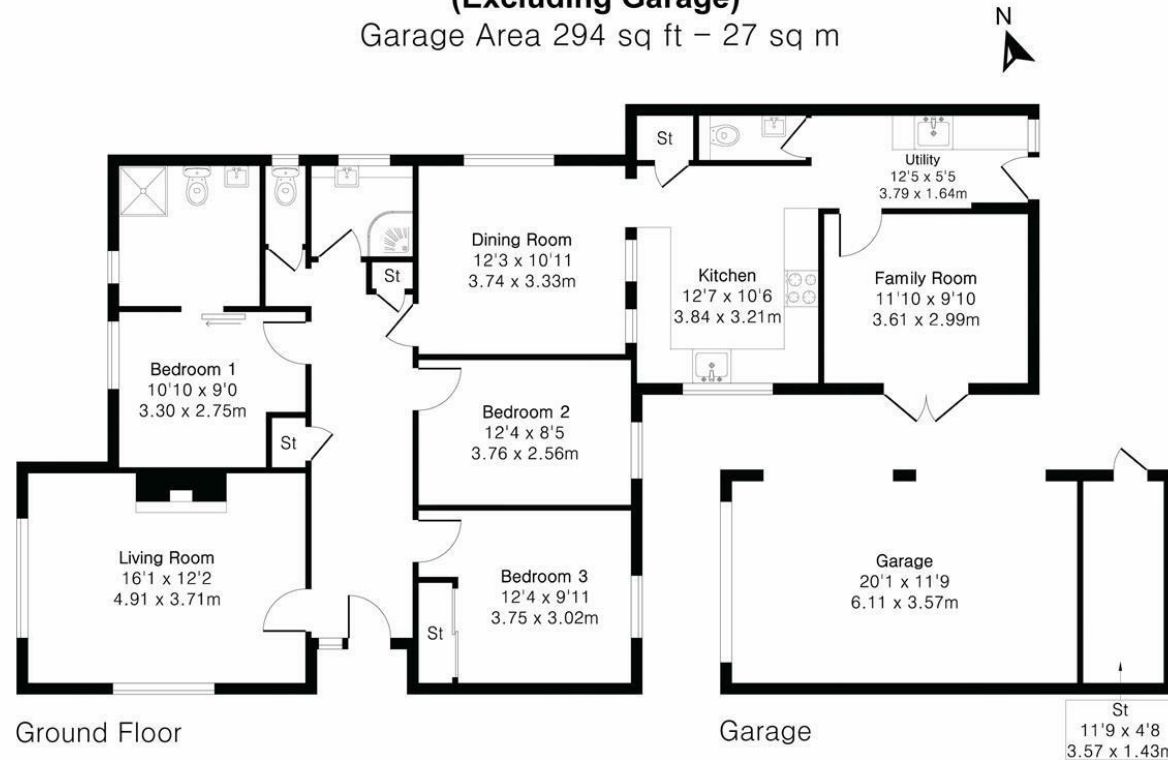


Guide Price £475,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – East Cambs District Council



**Approximate Gross Internal Area 1294 sq ft - 120 sq m
(Excluding Garage)**

Garage Area 294 sq ft - 27 sq m



PINK PLAN

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.

CHEFFINS

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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