Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
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david clark
& company

9 Chapel Street, Ely, CB6 1AD

Offers In Excess Of £350,000

2 2 3

About 64.2 m² ... 692 ft²

All dimensions / floor plans are approximate and should not be relied upon.

- **Grade II Listed Semi-Detached Georgian Cottage**
- **Southerly Aspect to Rear With Wonderful Cathedral Views**
- **Considerable Charm & Character Combined With Modern Day Facilities**
- **Gas Fired Heating & Air Conditioning Air to Air Heat Pump**
- **Parking Available For Resident Permit Holders Only**
- **Superb Central City, Conservation Area, Location**
- **Versatile & Exceptionally Well Presented Accommodation Throughout**
- **2/3 Reception Rooms, 2/3 Bedrooms & 2 Shower Rooms**
- **Delightful, Fully Enclosed, Private Courtyard**
- **Immediate Possession With NO ONWARD CHAIN**

A rare opportunity to acquire a Georgian cottage of considerable charm and character, situated in a Conservation Area just a few hundred yards of the High Street and Ely's stunning Cathedral. Exceptionally well presented throughout the accommodation offers tremendous versatility and includes many fine 'Heritage' features such as cast iron radiators, fireplaces, sash windows and traditional light switches. The property has been significantly altered and improved by the present owners with notably improvements including the reconfiguration of part of the ground floor to create a study/dining room/bedroom with adjoining shower room, refurbishment of the kitchen, with built in oven and induction hob, re-fitted shower rooms, new gas boiler (fitted 2022) and redecoration throughout using 'Farrow & Ball' paint. The result is an extremely cosy cottage that successfully combines modern day living with the charm and character of the original period building. Heating is gas fired to radiators and there is also an air to air heat pump for additional heating and air conditioning. A delightful, enclosed courtyard to the rear enjoys a southerly aspect and offers a good level of privacy, for which access is via a shared covered side passageway which also provides pedestrian access to the garden of number 11.

There is residents only parking available in Chapel Street and enquiries regarding permits etc should be made to

Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

https://w3w.co/depths.socialite.rehearsed

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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