



St. Johns Road, Ely, CB6 3BW

CHEFFINS

St. Johns Road

Ely,
CB6 3BW

- Extended Semi Detached Family Home
- 2 Reception Rooms
- 4 Good Size Bedrooms
- Family Bathroom & Ensuite to Master
- Corner Plot
- Ample Off Road Parking
- Under Floor Heating Downstairs
- Freehold / Council Tax Band C / EPC Rating B

Cheffins are delighted to offer to the market this spacious extended family home located in the popular City of Ely.

The property offers flexible living accommodation and includes entrance hall, ground floor cloakroom, kitchen, lounge at the rear overlooking the garden and dining room, whilst on the first floor there are 4 good size bedrooms, ensuite to bedroom 1 and a family bathroom.

Outside the property is a gravelled driveway providing off road parking for ample vehicles. There is also space for a caravan/boat/motorhome etc. The rear is enclosed and has been mainly laid to lawn with paved patio and gated access to the side.

To fully appreciate all that is on offer, an early viewing is highly recommended.

4 2 2

Guide Price £450,000





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, under stairs storage cupboard.

CLOAKROOM

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

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for double oven, integral dishwasher and fridge/freezer, plumbing for washing machine, space for tumble drier, 1 1/2 bowl sink with mixer tap, under floor heating, window to front, tiled floor.

LOUNGE

With 2 windows to rear, door to side, fireplace, under floor heating.

DINING ROOM

A dual aspect room with window to front and doors to rear providing access into the garden. There is a decorative fireplace and under floor heating.

FIRST FLOOR LANDING

With airing cupboard housing the hot water tank and boiler, storage cupboard, access to loft which has been part boarded with ladder and light.

BEDROOM 1

With window to rear, radiator, fitted wardrobes and drawers. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, heated towel rail, tiled walls and floor, spotlights.

BEDROOM 2

With window to front, radiator, fitted wardrobes and drawers.

BEDROOM 3

With window to front, radiator, fitted wardrobes, over stairs storage cupboard.

BEDROOM 4

With window to rear, radiator.

BATHROOM

Fitted with a 4-piece suite comprising low level WC, vanity wash hand basin, panelled bath and walk-in shower cubicle, heated towel rail, spotlights, tiled walls and floor.

OUTSIDE

The rear garden has been mainly laid to lawn with paved patio and gated access to the side.

The front offers a gravelled driveway providing off road parking for multiple cars. There is also space for a caravan/motorhome and hedgerows to the front and side partially enclosing.

AGENTS NOTE

The property has solar panels installed. We understand the solar panels are leased for a term of 25 years from the 16th March 2012. Further details to follow.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Guide Price £450,000
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambs District Council





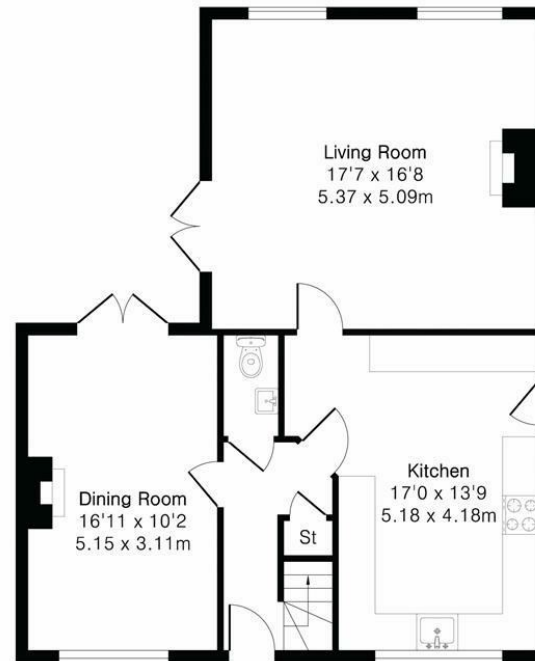
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	88
EU Directive 2002/91/EC			

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

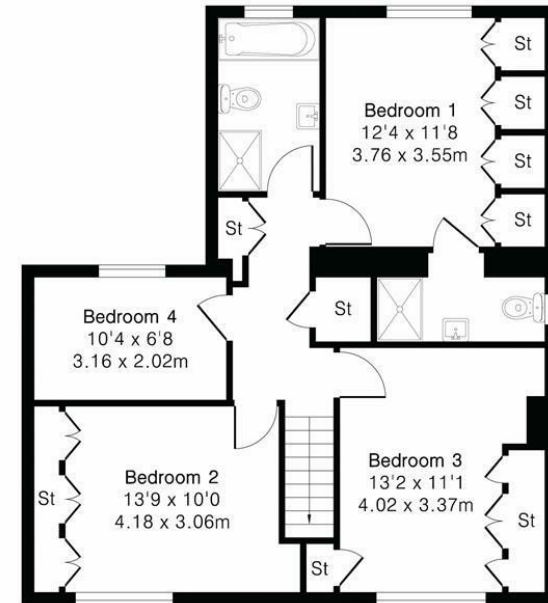
Approximate Gross Internal Area 1482 sq ft - 137 sq m

Ground Floor Area 768 sq ft – 71 sq m

First Floor Area 714 sq ft – 66 sq m



Ground Floor



First Floor



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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