

45a Cambridge Road, Ely

Ely

RICHARD BOOTH
ESTATE AGENTS

£750,000

45a Cambridge Road

Ely

This substantial five bedroomed detached residence is a fine example of the Arts & Crafts style, dating back to 1928, and sits within a plot of almost quarter of an acre (STS) close to the city centre.

Located in a highly regarded area close to Kings School and within walking distance of the railway station, the property offers a rare opportunity for those seeking a family home with character and potential.

The generous accommodation includes an expansive reception hall, a spacious sitting room, and a formal dining room, all of which benefit from the original features and proportions typical of the period. The kitchen/breakfast room offers further space for family living and entertaining. Upstairs, five well-proportioned bedrooms provide ample space for a growing family or for those requiring home office or guest accommodation. Outside there is a driveway and mature garden providing a great space for families and keen gardeners alike.

The property does require modernisation, offering a blank canvas for buyers to create their ideal home. With no upward chain, the house is available for immediate purchase and due to the rarity of this type of property within Ely a viewing is highly recommended.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F



- Substantial Arts & Crafts Style Residence Dating Back to 1928
- Highly Regarded Location Close to Kings School, City Centre & Within Walking Distance of the Railway Station
- 5 Bedrooms
- Spacious Sitting Room & Dining Room
- Expansive Reception Hall & Kitchen/Breakfast Room
- Mature Plot Approaching 1/4 of an Acre (sts)
- Garage & Parking
- Modernisation Required
- No Upward Chain

RECEPTION HALL
With door and leaded light windows to front aspect, open fireplace, exposed posts, beams and floorboards, stairs to first floor, two radiators.

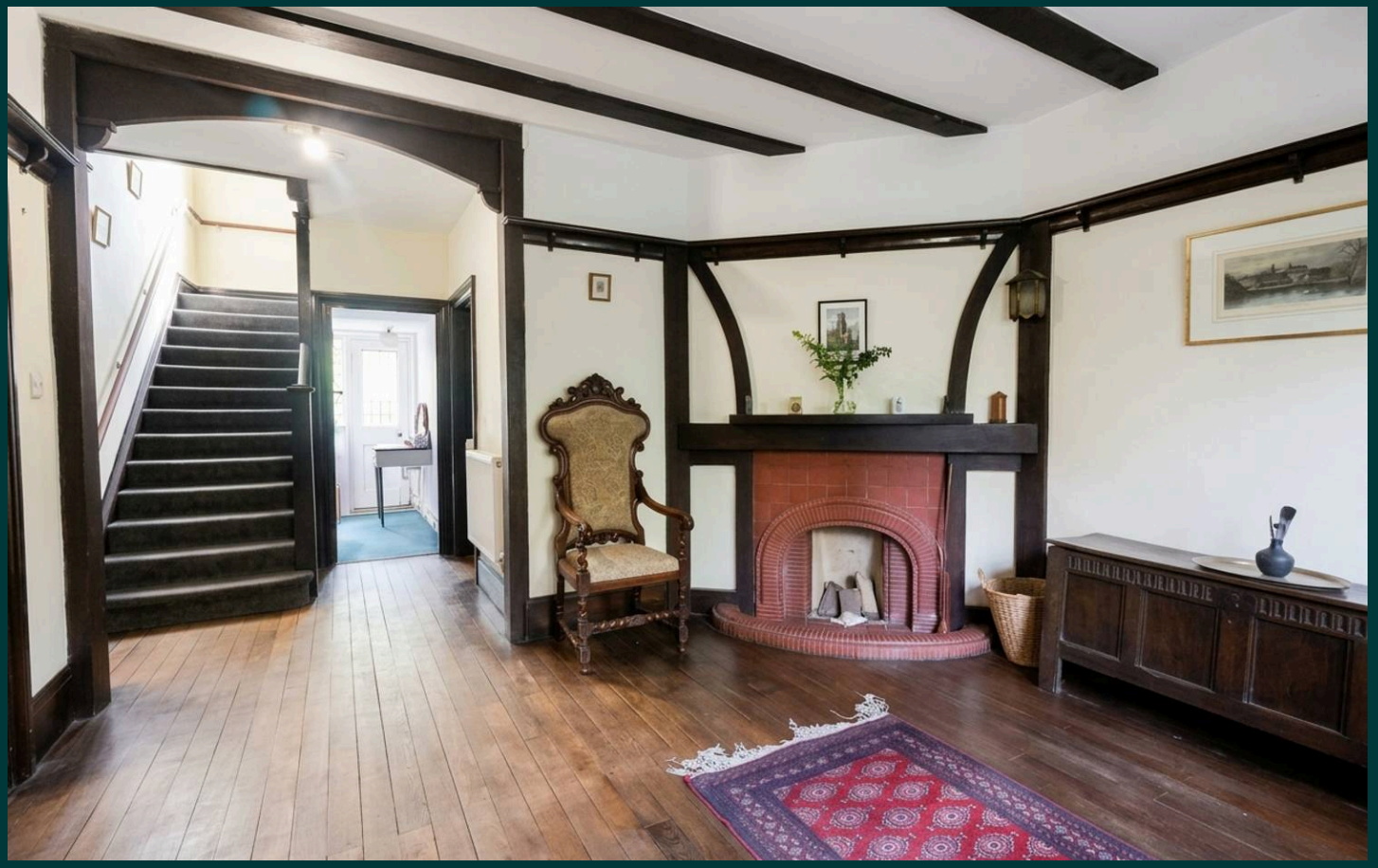
CLOAKROOM
With low level WC, vanity unit with wash basin, under stairs storage cupboard, leaded light window and door to rear garden, radiator.

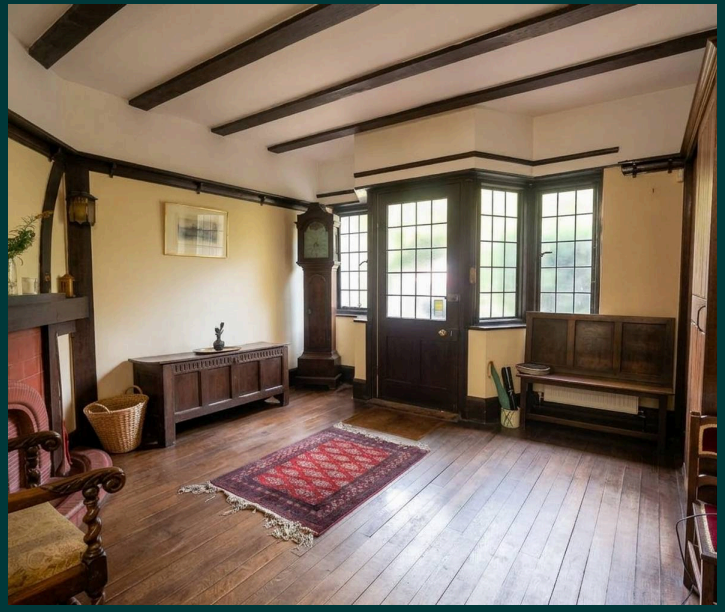
DINING ROOM
A magnificent room with panelled walls and exposed timber floorboards, leaded light bay window to front aspect, open fireplace, two radiators.

LOUNGE
With double glazed windows and French doors onto rear garden, open fireplace, picture rail, two radiators.

KITCHEN/BREAKFAST ROOM
With two leaded light windows to rear aspect, door to side, stainless steel sink unit and drainer, fitted with matching wall and base level storage units, work surfaces and drawers, built-in electric oven, hob and extractor hood, plumbing for washing machine.

PANTRY
With window to side aspect, shelving and oil fired central heating boiler which was replaced in 2020.











FIRST FLOOR LANDING
With large leaded light window to rear aspect, access to loft, radiator.

BEDROOM 1
With leaded light bay window to front aspect, fitted wardrobes, vanity unit with wash basin, picture rail, radiator.

BEDROOM 2
With double glazed French doors to rear aspect giving a partial view of Ely Cathedral, built-in wardrobes, vanity unit, picture rail, radiator.

BEDROOM 3
With leaded light window to front aspect, picture rail, radiator.

BEDROOM 4
With leaded light window to front aspect, built-in wardrobes and airing cupboard housing hot water cylinder, picture rail, radiator.

BEDROOM 5
With leaded light window to rear aspect giving a view of Ely Cathedral, picture rail, shelved cupboard, radiator.

BATHROOM
With leaded light window to rear aspect, pedestal hand wash basin, panelled bath, separate shower cubicle, bidet, radiator.

SEPARATE WC
With low level WC and leaded light window to side aspect.

OUTSIDE

The front of the property is enclosed by mature hedging and has two Horse Chestnut trees.

One of the main attractions of the property is the mature garden with the total plot approaching 1/4 of an acre (sts) and with a pedestrian access leading alongside the house into the rear garden.









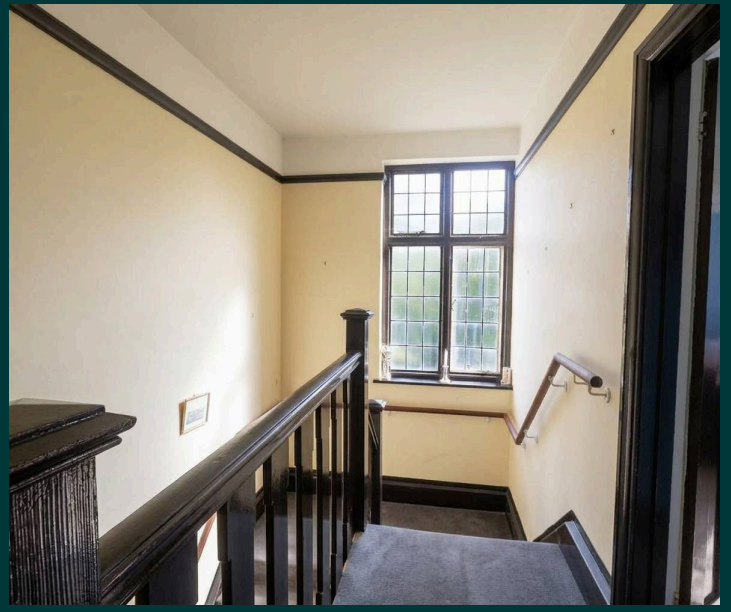
The garden is enclosed by hedging and trees providing an excellent degree of privacy and consists of lawn, bushes and trees and an air raid shelter!

Whilst the garden requires an overhaul and landscaping, it offers excellent scope to create an excellent space for families and keen gardeners alike.

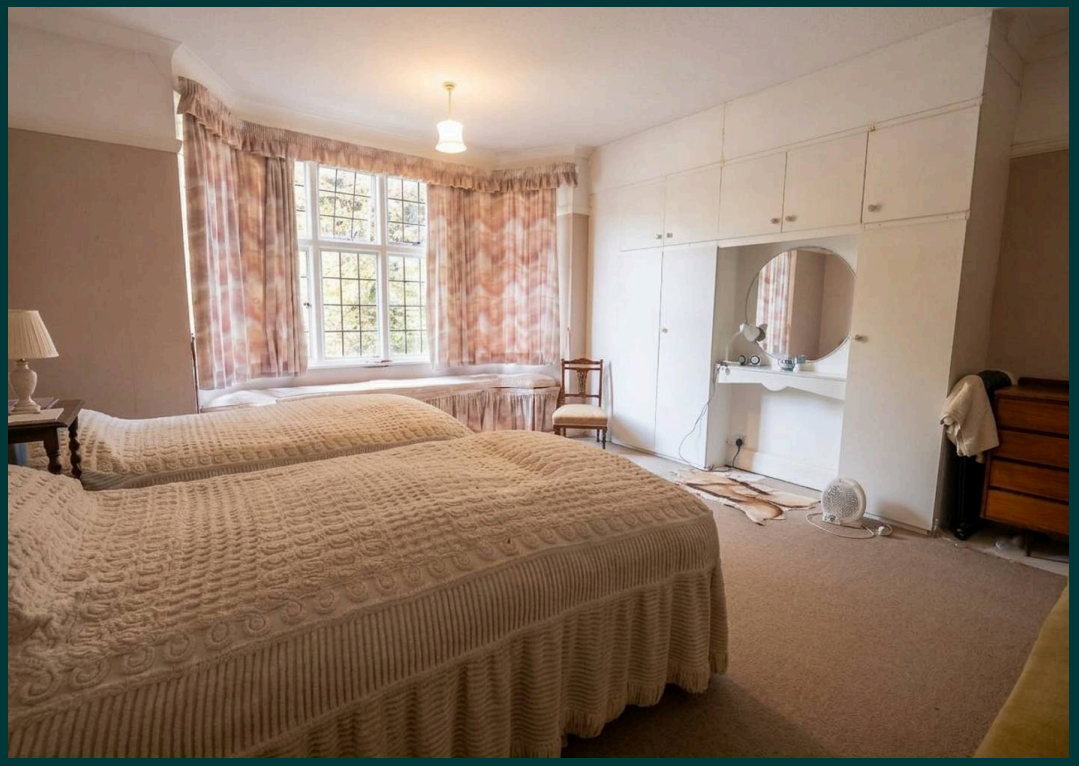
There is a driveway providing off street parking and a garage with timber double doors.





















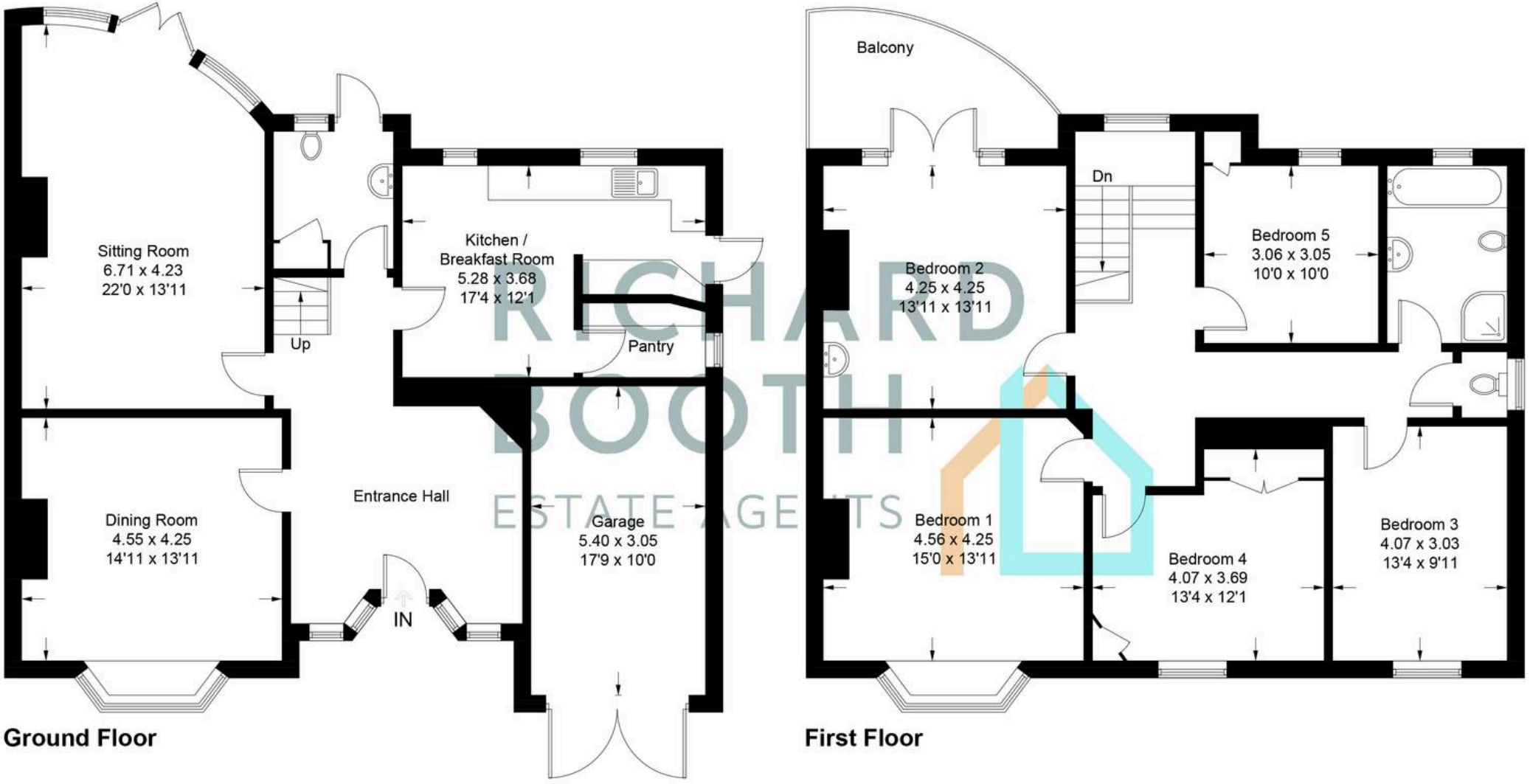








Approximate Gross Internal Area
Ground Floor = 94.0 sq m / 1012 sq ft
First Floor = 105.3 sq m / 1133 sq ft
Garage = 16.8 sq m / 181 sq ft
Total = 216.1 sq m / 2326 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser.The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID1339852)



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The Property Ombudsman