



Orchid Fields, Chettisham, Ely, Cambridgeshire CB6 1SP

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An immaculately presented and spacious semi-detached property on the outskirts of Ely. Accommodation comprising three double bedrooms (one ensuite), Open plan kitchen/dining room, separate lounge, cloakroom and family bathroom, together with a driveway, south facing rear garden and attractive countryside views.

- Semi-Detached – 35% Shared Ownership
- Three Double Bedrooms (One with Ensuite)
- Open Plan Kitchen/Dining Room
- Living
- Downstairs Cloakroom
- Family Bathroom
- South Facing Rear Garden
- Countryside Views

35% Shared Ownership: £133,000



CHETTISHAM is a small hamlet, which is situated about 2 miles from the Cathedral City of Ely which offers excellent shopping, schooling and sporting facilities.

ENTRANCE HALL With door to front aspect, stairs to first floor with under stair storage cupboards.

KITCHEN/DINING ROOM 17'10" x 12'10" (5.44 m x 3.90 m) Featuring a 1/4 stainless steel sink and drainer, fitted with a range of matching mounted wall and base units and drawers. Double electric oven, hob, stainless steel splashback with extractor hood above and plumbing for utilities. Integrated Fridge freezer and dishwasher. Double glazed window to side aspect and double glazed bay window. Radiator.

LIVING ROOM 12'6" x 12'5" (3.82 m x 3.79 m) Triple aspect room with double glazed windows to either side of the property. French doors opening into the rear garden.

CLOAKROOM/WC Fitted with a two-piece suite including low-level WC and wash hand basin.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 11'7" x 11'4" (3.52 m x 3.46 m) With double glazed window to rear aspect and fitted built-in wardrobe. Radiator.

EN-SUITE With walk-in shower cubicle and two-piece suite, including low-level WC and wash hand basin. Double glazed window.

BEDROOM TWO 14'11" x 10'10" (4.54 m x 3.29 m) Double glazed window to side aspect with far reaching countryside views. Radiator.

BEDROOM THREE 12'0" x 6'9" (3.67 m x 2.05 m) Double glazed window to front aspect. Radiator

FAMILY BATHROOM Comprising panel bath with shower attachment, low-level WC and wash hand basin. Double glazed window to front aspect.

EXTERIOR Property benefits from off-road vehicle parking for two vehicles in the carport with electric vehicle charger point. Fully enclosed rear garden which is predominantly laid with paved patio.

AGENTS NOTE Leasehold property with 35% shared ownership, via Havebury Housing, staircasing available up to 80% ownership.

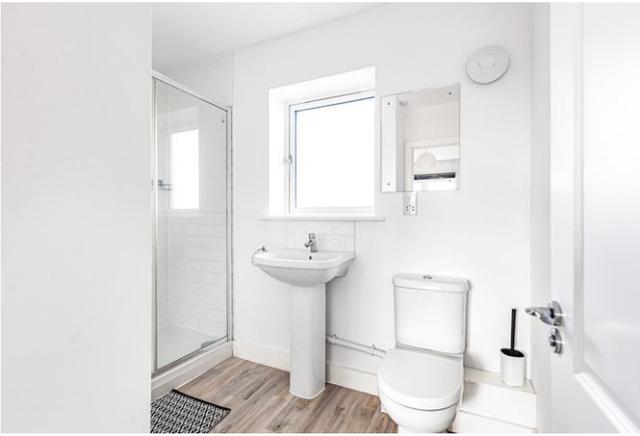
Tenure The property is Leasehold –990 year Lease commenced May 2022 with 986 years remaining. Rent Charges of £670.22 per month (2026/2027) Service Charges/Buildings Insurance and Management Fee - total of £30.99 per month. (2026/2027)

Full Details of Eligibility and Shared Ownership properties are available on Havebury Homes website:-

<https://www.havebury.com/home-ownership/shared-ownership/>

Council Tax Band C **EPC** B (83/94)
Viewing By Arrangement with Pocock & Shaw
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www.pocock.co.uk **Ref** CWH-7425





Approximate Gross Internal Area 1036 sq ft - 96 sq m
 Ground Floor Area 499 sq ft - 46 sq m
 First Floor Area 537 sq ft - 50 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 is for illustrative guidance only and should not be relied on as a basis of valuation.

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.