



Cambridgeshire Close, Ely, CB6 3BX

**CHEFFINS**

# Cambridgeshire Close

Ely,  
CB6 3BX

4 2 2

**Guide Price £465,000**

- Extended & Reconfigured Semi Detached Home
- 4 Good Size Bedrooms (1 Ensuite)
- Living Room & Open Plan Kitchen / Dining Room / Snug
- Ground Floor Cloakroom & Utility Room
- Landscaped Rear Garden
- Off Road Parking
- Solar Panels with Battery Storage
- Freehold / Council Tax Band B / EPC Rating TBC

Cheffins offer to the market this extended and well presented semi detached family home, located in an established location within the popular City of Ely.

The property has been reconfigured throughout and offers a family friendly layout to include entrance porch, entrance hall, cloakroom, living room and a kitchen/dining room/snug providing an excellent entertaining space with a bespoke kitchen and bi-fold doors leading out to the rear garden., together with a utility room on the ground floor. On the first floor there are 4 good size bedrooms (bedroom 1 benefitting from an ensuite shower room) and a family bathroom to complete the internal accommodation.

Outside the property to the front is a decorative garden with driveway providing off road parking for 1 car. The rear offers a landscaped garden with a paved patio, mature shrubs, trees and plants to borders and gated access.

The property further benefits from being fitted with solar panels with battery storage and is available to view by appointment only.





## 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 PORCH

With door to front, window to side, skylight to front, radiator.

## ENTRANCE HALL

With stairs leading to the first floor, radiator.

## CLOAKROOM

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

## LIVING ROOM

With window to front, 2 radiators, decorative fireplace, 'pocket' doors through to a snug.

## L SHAPED KITCHEN / DINING ROOM / SNUG

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for a double 'range' oven with extractor hood over, central island with breakfast bar, wall mounted boiler, oak and granite worktops, butler sink, space for fridge/freezer, 2 radiators, integral dishwasher, window to side, windows to front, side and rear, bi-fold doors to the rear providing access into the rear garden, velux window to rear.

## UTILITY ROOM

With plumbing for washing machine, window and door to side.

## FIRST FLOOR LANDING

With airing cupboard with radiator, sun tube providing natural light.

## BEDROOM 1

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

## ENSUITE

Fitted with a 3-piece suite comprising low level WC, floating wash hand basin and shower cubicle, window to side, towel rail, extractor fan, spotlights.

## BEDROOM 2

With window to front, radiator, decorative fireplace, fitted wardrobes, fitted window seating, built-in cupboard over the stairs.

## BEDROOM 3

With window to front, radiator, storage area,

## BEDROOM 4

With window to rear, radiator.

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin, panelled bath with shower over and screen, access to loft, heated towel rail, spotlights.

## OUTSIDE

To the front of the property there is a

decorative garden containing a range of shrubs and plants, together with a path to the front door. A gravelled area provides off road parking for 1 car.


The rear garden has been landscaped and is predominantly laid to lawn with mature shrubs, trees and plants to borders, paved patio, gated access and outside tap.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





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



Guide Price £465,000  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - East Cambs District Council

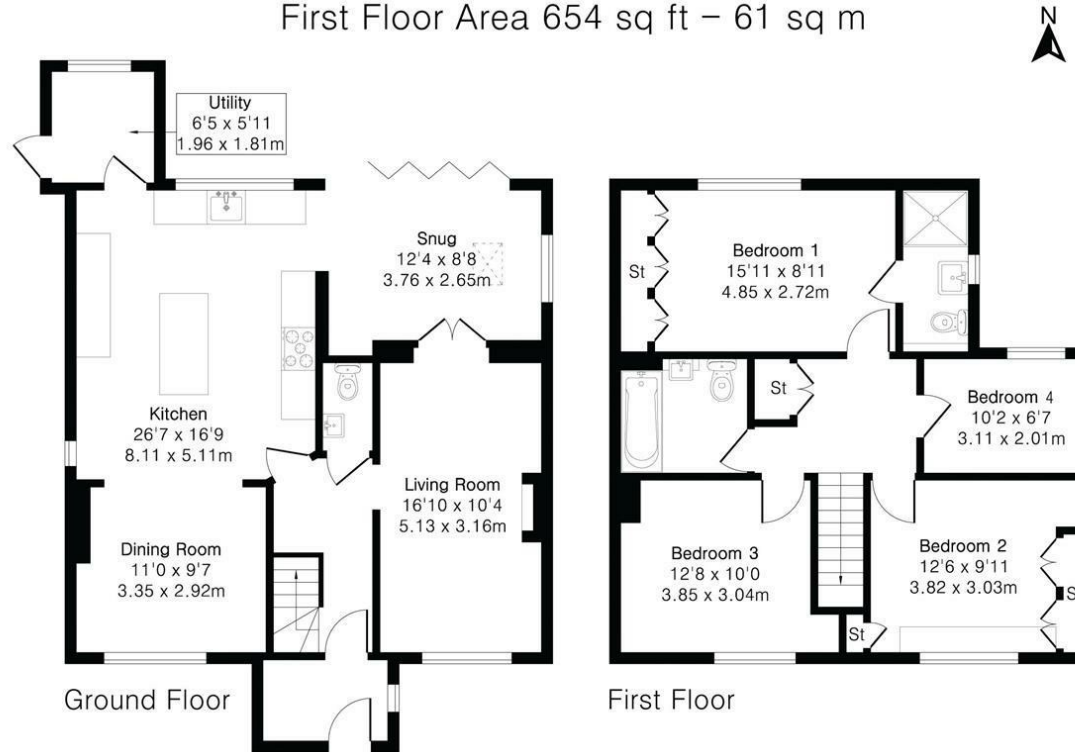




**Approximate Gross Internal Area 1452 sq ft - 135 sq m**

Ground Floor Area 798 sq ft – 74 sq m

First Floor Area 654 sq ft – 61 sq m



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.



[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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

