Heaton Drive, Ely, CB7 4RS

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Heaton Drive

Ely,
CB7 4RS

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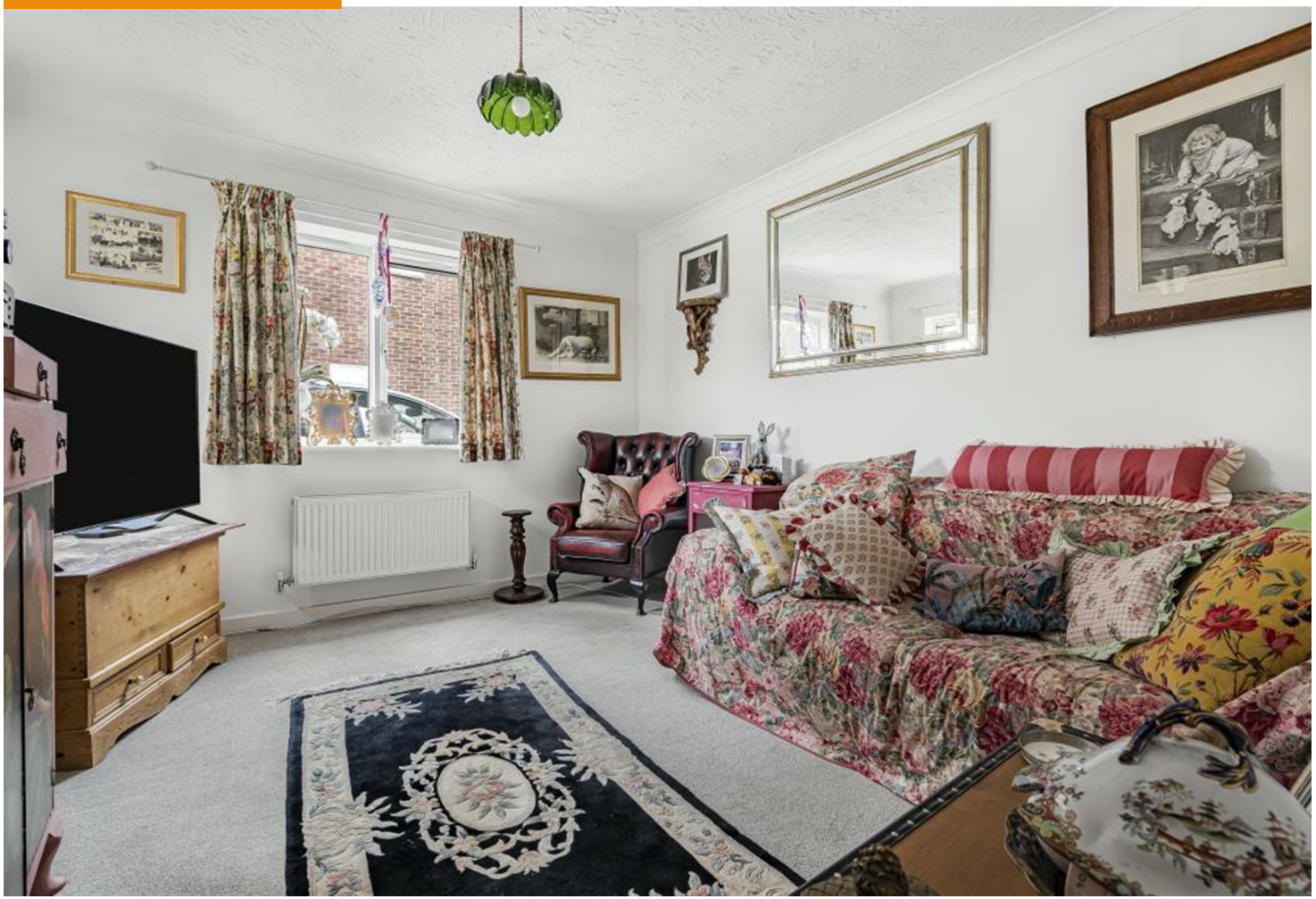
Guide Price £375,000

- Spacious Semi Detached Home
- Kitchen / Dining Room, Additional Kitchen Area & Utility Room
- Lounge
- Downstairs Cloakroom & First Floor Bathroom
- Driveway to Side
- Generous Garden to Rear
- Popular Residential Location
- Freehold / Council Tax Band A / EPC Rating C



Cheffins are pleased to offer to the market this spacious semi detached property occupying a generous plot, situated in a popular established residential location.

Accommodation comprises entrance hall, utility room, cloakroom, lounge, additional kitchen area opening into the main kitchen/dining room across the rear of the house providing access into the rear garden. On the first floor there are 3 bedrooms and a bathroom to complete the internal accommodation.

Outside there is an open plan lawned garden area and an external brick built boiler/meter store to front, together with a driveway to the side providing off road parking. To the rear there is a good size mainly laid to lawn garden with brick built store.

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 aspect, stairs to first floor, built-in storage cupboard, radiator, wooden flooring.

UTILITY
With plumbing and space for washing machine, space for tumble dryer, double glazed window to front aspect, radiator, wooden flooring.

CLOAKROOM
With low level WC and vanity wash hand basin with storage below and tiled splashback, double glazed window to side aspect, radiator, wooden flooring.

LOUNGE
With double glazed windows to front and side aspects, telephone point, 2 television points, radiator.

ADDITIONAL KITCHEN AREA
With base units with worksurface over, space and plumbing for American style fridge/freezer, wooden flooring. Opening to:

KITCHEN / DINING ROOM
With double glazed patio doors, window and further door to rear aspect, refitted with a range of eye and base level storage units and drawers with complementary work surfaces, built-in electric Bosch oven, electric hob and stainless steel extractor hood, space and plumbing for dishwasher, 2 telephone points, radiator, wooden flooring.

FIRST FLOOR LANDING
With access to loft which is part boarded.

BEDROOM 1
With double glazed windows to front and side aspects, built-in double wardrobe, telephone point, television point, radiator.

BEDROOM 2
With double glazed window to rear aspect, telephone point, television point, radiator

BEDROOM 3
With double glazed window to front aspect, built-in cupboard, television point, radiator.

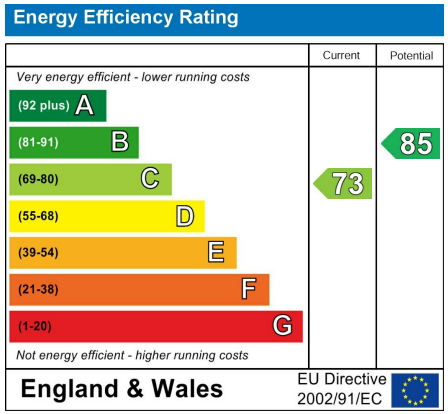
BATHROOM
Fitted with a 4-piece suite comprising low level WC, pedestal hand wash basin, panelled bath, separate double shower cubicle, 2 double glazed windows to rear aspect, heated towel rail, wooden flooring.

OUTSIDE
To the front of the property there is an enclosed brick built store containing the gas fired central heating boiler and meters. Gated access to the side leads to a rear garden measuring approximately 67 ft x 29 ft which is mainly laid to lawn, together with a paved patio and brick built store. To the side there is a driveway providing off street parking.

AGENTS NOTES
The vendors advise there is a service charge payable currently in the sum of £472.00 per annum.

We understand the land to the rear of the property has been allocated for future residential development. Please refer to East Cambridgeshire District Council Planning Department for further information.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



Guide Price £375,000
Tenure - Freehold
Council Tax Band - A
Local Authority - East Cambs District Council

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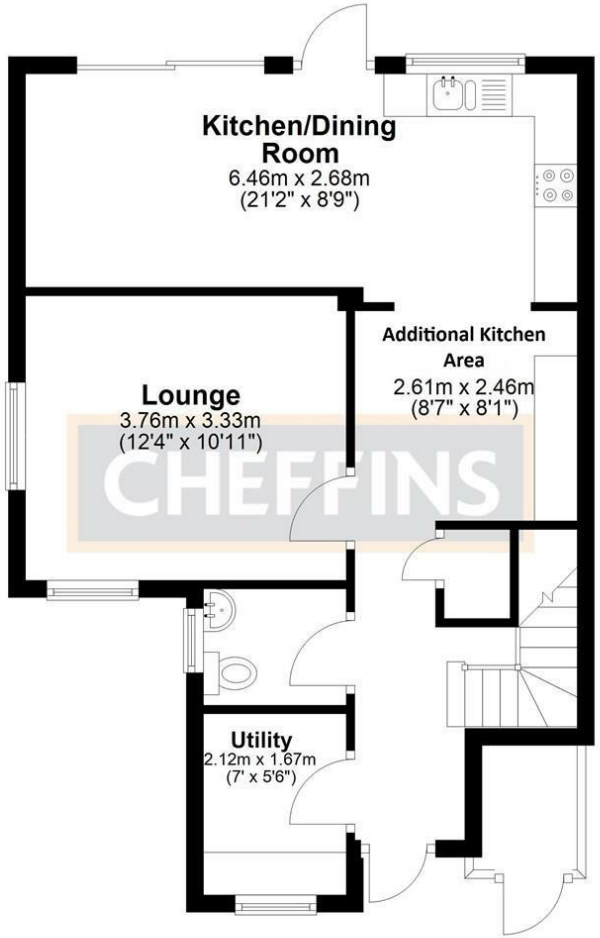
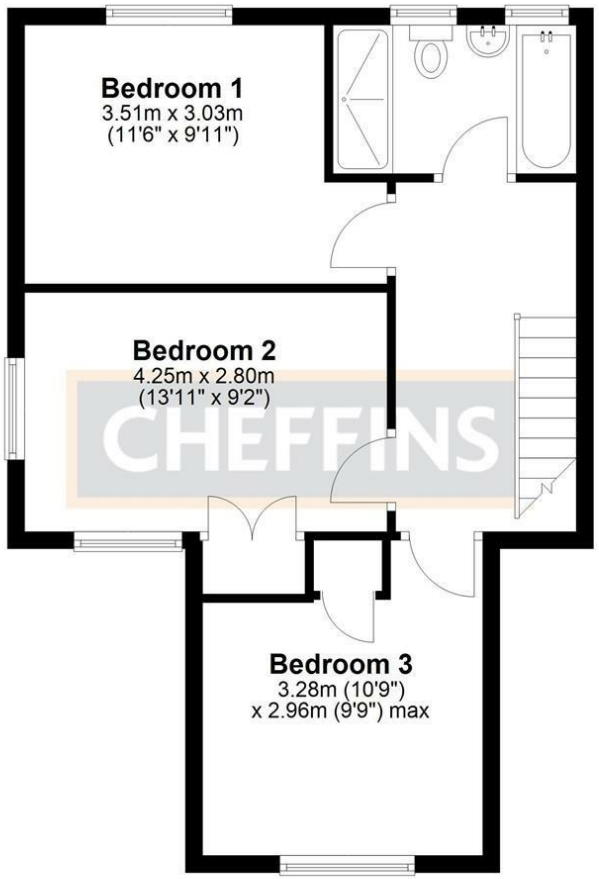
Ground Floor
Approx. 51.0 sq. metres (548.8 sq. feet)



First Floor
Approx. 50.8 sq. metres (546.4 sq. feet)



Total area: approx. 101.7 sq. metres (1095.2 sq. feet)

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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