



Columbine Road, Ely, CB6 3WN

CHEFFINS

Columbine Road

Ely,
CB6 3WN

3 2 1

Guide Price £425,000

- Immaculately Presented Detached Family Home
- Spacious Accommodation
- Refitted Kitchen / Diner
- Dual Aspect Lounge
- 3 Bedrooms (1 Ensuite)
- Landscaped Gardens
- Driveway & Single Garage
- Popular Location
- Freehold / Council Tax Band C / EPC Rating C

Cheffins are delighted to offer to the market this immaculately presented, detached family home located just under 1 miles to the city centre of Ely!

This beautiful home offers spacious accommodation from a dual aspect lounge, a refitted kitchen/diner that leads out to the rear garden, 3 good sized bedrooms with the master bedroom benefitting further from both built in wardrobes and an ensuite shower room. There is also a family bathroom to complete the accommodation.

Outside the property are beautiful landscaped gardens to both front and rear, the rear providing a paved patio, seating area and gated access leading through to the parking. The front also has a driveway providing off road parking for 3 cars and leading to a single garage.

To fully appreciate this wonderful family home and to avoid disappointment, an early viewing is highly recommended.





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, under stairs cupboard, radiator.

CLOAKROOM

Fitted with 2-piece suite comprising low level WC and pedestal wash basin, radiator, window to rear aspect.

KITCHEN / DINING ROOM

Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, double oven with integral microwave, plumbing for washing machine and dishwasher, sink unit with mixer tap, 4-ring gas hob with extractor hood over, radiator, dual aspect with window to front aspect and French doors to side leading to the garden

LOUNGE

A dual aspect room with windows to front and side aspects, fireplace with fitted fire, 2 radiators.

FIRST FLOOR LANDING

With access to loft (part boarded with light), airing cupboard housing the boiler, radiator.

BEDROOM 1

With window to front aspect, radiator, built-in double and single wardrobes.

ENSUITE

Fitted with 3-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, window to side aspect, heated towel rail.

BEDROOM 2

With window to front aspect, radiator, built-in double wardrobe.

BEDROOM 3

With window to side aspect, radiator, built-in wardrobe.

BATHROOM

With 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and screen, window to front aspect, heated towel rail, shaver point, extractor fan.

OUTSIDE

To the front of the property there is are landscaped, mainly lawned gardens with mature shrubs, plants and trees to borders. A driveway provides parking for 3 cars and leads to a single garage with up and over door, power and light connected and eaves storage.

The rear garden is mainly laid to lawn with mature shrubs, trees and plants to borders, together with a paved patio and 2 access gates to the front and rear of the property.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





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		
EU Directive 2002/91/EC		

Guide Price £425,000

Tenure - Freehold

Council Tax Band - C

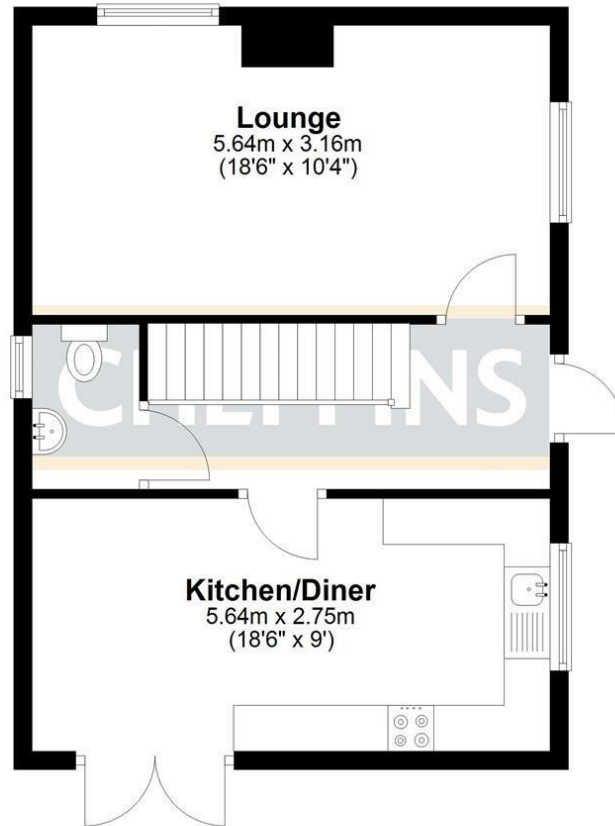
Local Authority - East Cambs District Council





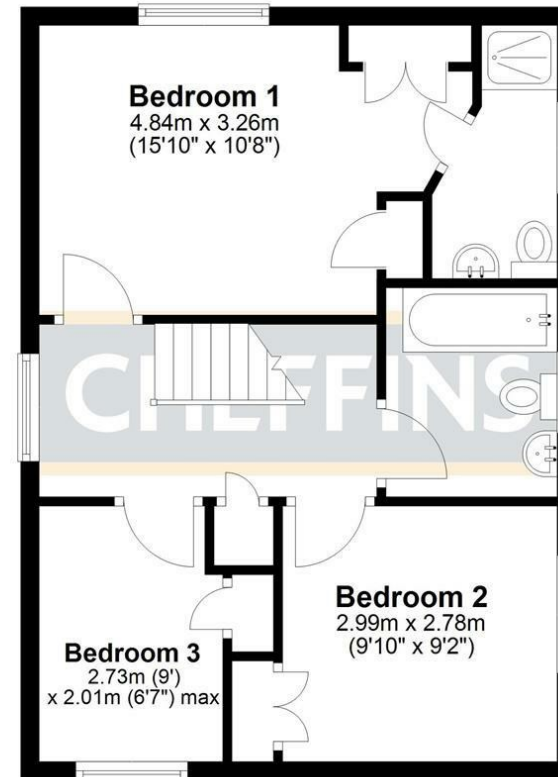
Ground Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 89.8 sq. metres (966.5 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.

