



Ash Grove, Ely, CB7 4TU

CHEFFINS

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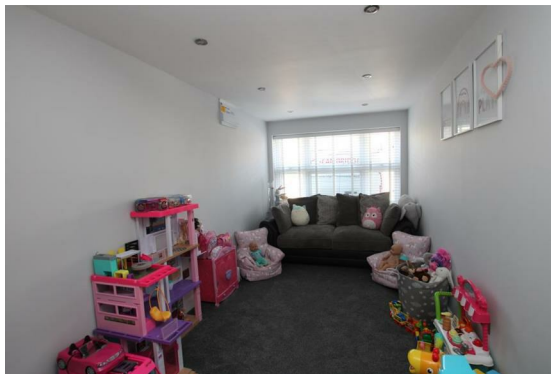
- Detached Family Home
- Updated Throughout
- 3 Bedrooms
- Lounge & Play Room / Bedroom 4
- Open Plan Kitchen/Diner & Utility Room
- Ample Parking
- Enclosed Garden with Outbuilding
- Freehold / Council Tax Band D / EPC Rating TBC

An exceptional detached family home situated within an established location, having been expertly updated throughout. Accommodation comprises entrance hall, cloakroom, lounge, open plan kitchen/dining room, utility room, play room/bedroom 4, 3 first floor bedrooms (1 ensuite) and family bathroom, together with ample off road parking and enclosed garden with outbuilding.



Offers In Excess Of £425,000





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 with glass balustrade, useful under stairs pull-out cupboard, radiator.

CLOAKROOM

With low level WC, wash hand basin, double glazed floor-to-ceiling window to front aspect.

LOUNGE

With double glazed bay window to front aspect, radiator, feature wooden paneling, alcoving for Sky box, radiator.

OPEN PLAN KITCHEN / DINING ROOM

With 11/4 sink, complimentary solid oak worksurfaces, fitted double electric oven, 4-ring induction hob with extractor hood above, integral dishwasher, double glazed window to rear aspect, bi-folding doors to rear garden, vertical radiator, feature wall paneling.

UTILITY ROOM

With single sink, complimentary solid oak worksurfaces, wall mounted units and base units, integral

fridge/freezer, plumbing for utilities, door leading to rear garden. Door through to:

PLAY ROOM / BEDROOM 4

With double glazed window to front aspect.

FIRST FLOOR LANDING

With built-in storage cupboard and access to loft.

BEDROOM 1

With double glazed window to front aspect, radiator.

ENSUITE

Fully tiled with walk-in shower with drench size shower head, low level WC, pedestal hand basin, heated towel rail, double glazed window to front aspect.

BEDROOM 2

With double glazed window to rear aspect, radiator, feature wooden paneling and bespoke fitted wardrobes and drawers.

BEDROOM 3

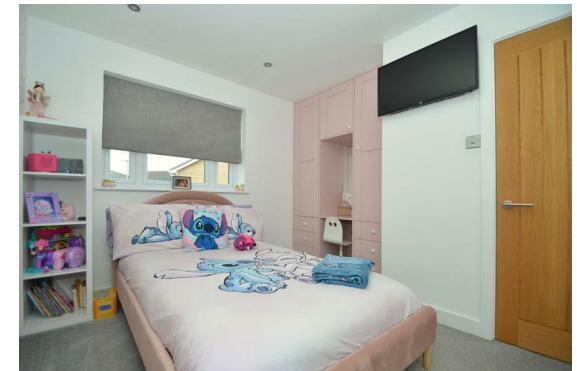
With double glazed window to rear aspect, radiator.

OUTSIDE

To the front of the property you will find ample off road vehicular parking with block paved driveway. Two separate gated accesses lead to a fully enclosed garden which offers paved patio and lawn and benefits from a purpose built cedar clad outbuilding with power and light connected and providing a useful store area.

VIEWING ARRANGEMENTS

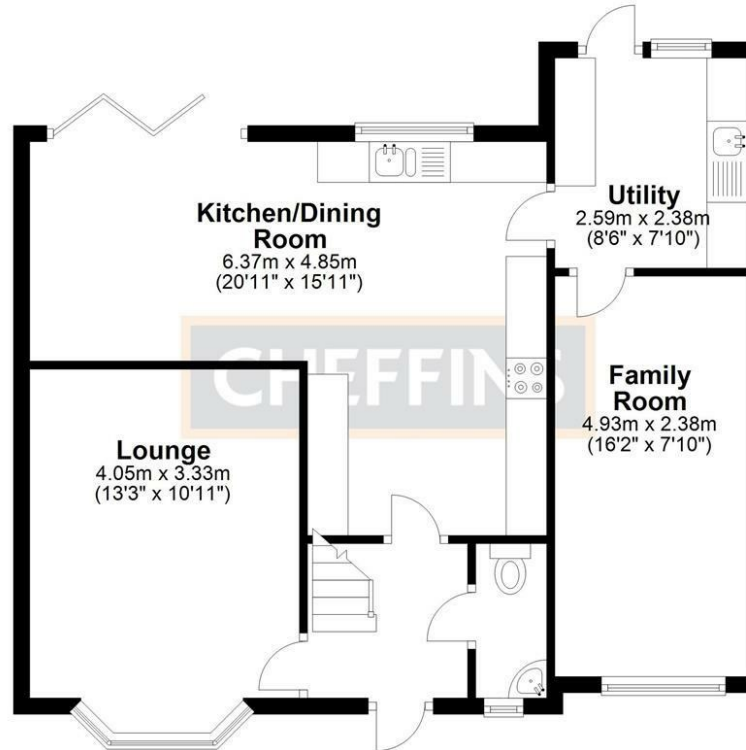
Strictly by appointment with the Agents.





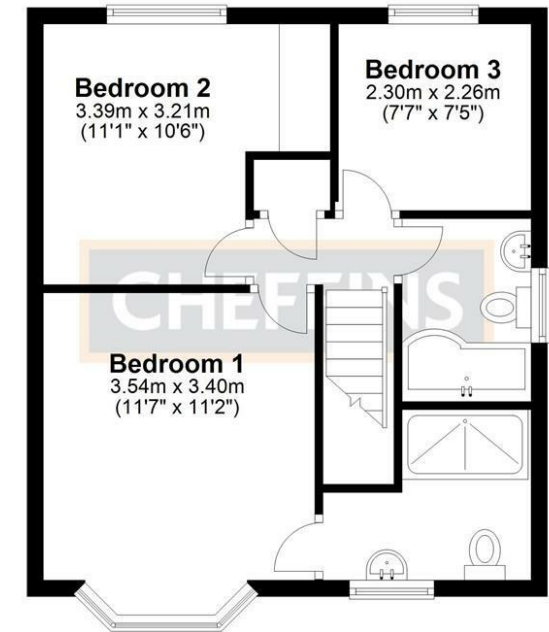
Ground Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



| Energy Efficiency Rating | | |
|---------------------------------------------|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 53 | 81 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Offers In Excess Of £425,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Total area: approx. 104.0 sq. metres (1118.9 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



CHEFFINS

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.