



Lansdowne Close, Ely, CB6 3BL

CHEFFINS

Lansdowne Close

Ely,
CB6 3BL

- Extended Detached Bungalow
- Spacious Lounge/Dining Room
- Kitchen/Breakfast Room, Utility & Shower Room
- Superb Corner Plot with Private Gardens
- Driveway & Garage
- Cul de Sac Close to St John's School
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating TBC

A rare opportunity to purchase an extended detached bungalow situated on a superb corner plot offering an excellent degree of privacy. Accommodation comprises entrance hall, lounge/dining room, kitchen/breakfast room, utility, shower room, 3 bedrooms and bathroom, together with driveway, garage and gardens.

The bungalow is situated in a highly regarded cul de sac close to St John's School and is offered for sale with no upward chain. Viewing recommended.

3 1 1

Guide Price £475,000





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, airing cupboard and additional cupboard housing the gas fired combination boiler, further storage cupboard, access to loft, radiator.

LOUNGE / DINING ROOM

With replacement patio doors onto garden, fireplace with gas fire (disconnected), 2 radiators.

KITCHEN / BREAKFAST ROOM

With sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, electric double oven, gas hob and extractor hood, integrated microwave and dishwasher, 2 double glazed windows.

UTILITY

With double glazed window and door to garden, base level storage units, worktop, plumbing for washing machine, space for tumble drier, radiator.

INNER LOBBY

SHOWER ROOM

With shower cubicle, low level WC, pedestal hand wash basin, double glazed window to side aspect.

BEDROOM 1

With double wardrobes and dressing table, double glazed window to front aspect, radiator.

BEDROOM 2

With double glazed window to front aspect, fitted wardrobes and dressing table, radiator.

BEDROOM 3

With double glazed window to side aspect, fitted wardrobes and dressing table, radiator.

BATHROOM

With low level WC, pedestal hand wash basin, panelled bath, double glazed window to side aspect, radiator.

OUTSIDE

To the front of the property there is a lawned garden and driveway which continues along the side of the

bungalow to a garage with up and over door and electricity connected. Gated pedestrian access leads into the garden which wraps around the bungalow and is mainly laid to lawn with an extended area of paved patio and is well screened by fencing and hedging to provide an excellent degree of privacy.

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 £475,000

Tenure – Freehold

Council Tax Band – E

Local Authority – East Cambs District Council

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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