



Jubilee Terrace, Ely, CB7 4BJ

CHEFFINS

Jubilee Terrace

Ely,
CB7 4BJ

- 3-Storey Semi Detached Home
- Fitted Kitchen & 2 Reception Rooms
- 4 Bedrooms (Master with Ensuite)
- Gravelled Driveway for 2 Cars
- Enclosed Garden to Rear
- Walking Distance of City Centre, Riverside Walks & Mainline Railway Station
- Immaculately Presented
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating D

Cheffins are delighted to offer to the market this stunning, semi detached family home, located in the heart of the City of Ely, being conveniently located for local nurseries and schools including King's Ely (some of which have been rated as Outstanding by Ofsted).

This beautiful home offers 3 floors of accommodation. The ground floor offers an entrance hall, cloakroom, a fitted kitchen, dining room, lounge with fireplace and access to the rear garden. The 1st floor has 2 double bedrooms, a further single bedroom / office and a 3 piece powder room/guest bathroom. The second floor offers a walk in airing cupboard and the master bedroom that benefits from fitted wardrobes and has a generous ensuite shower room.

Outside the property is a private graveled driveway to the front, providing off road parking for 2 cars, whilst the rear is a mainly laid to lawn garden with paved patio, mature shrubs, trees & plants to borders, gated access to side and has park views at the rear.

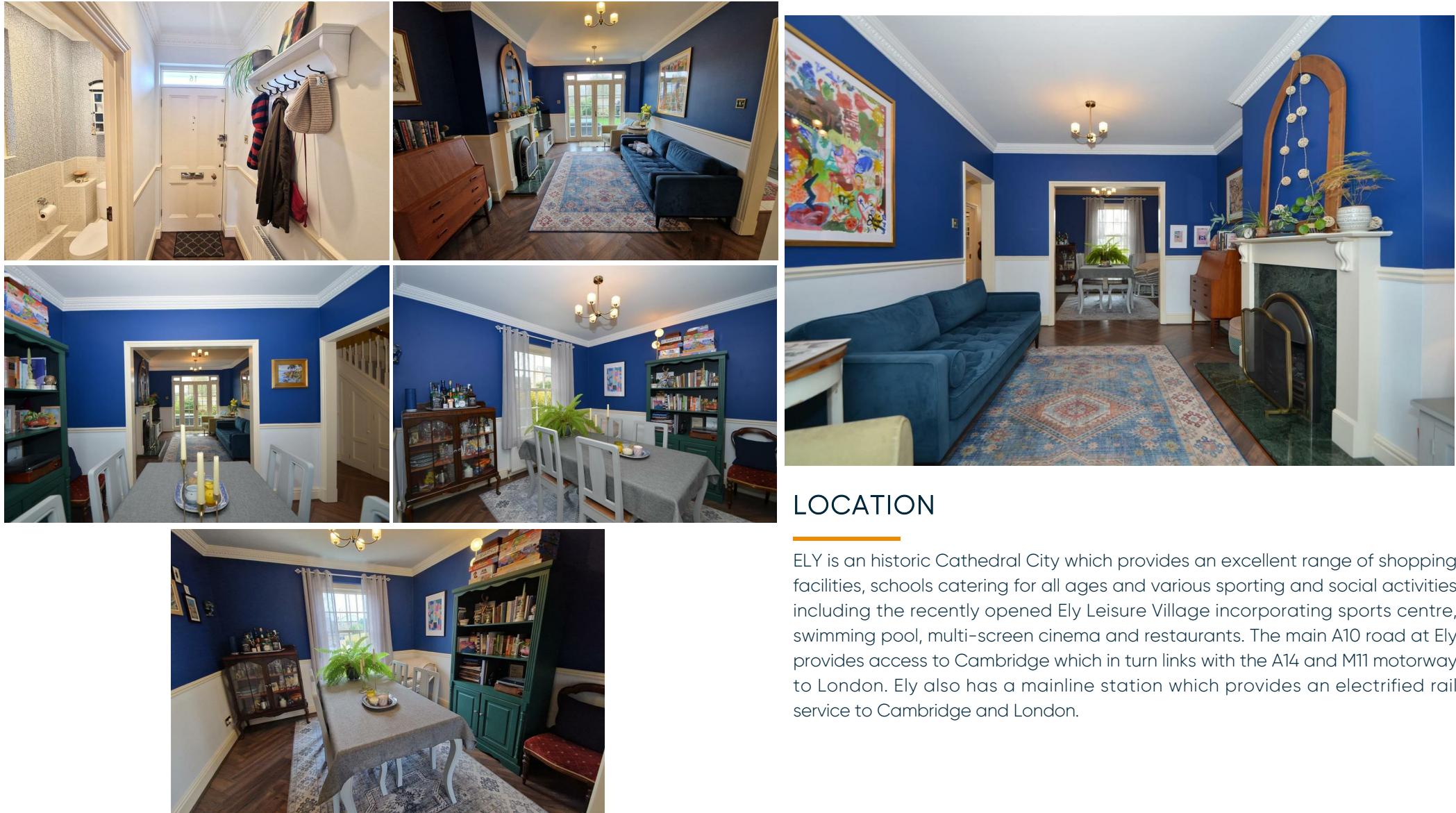
The property further benefits from being located within walking distance to both the City Center and Ely Train Station!

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

4 2 2

Guide Price £650,000





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, under stairs cupboard, doors to kitchen, lounge, dining room and cloakroom.

CLOAKROOM

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

DINING ROOM

With window to front aspect, radiator. Archway to:

LOUNGE

With gas fireplace, radiators, doors to rear leading out to the garden.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral double oven, 4-ring gas hob with extractor hood over, integral dishwasher, 1 1/2 bowl stainless steel sink unit with mixer tap, breakfast bar, integral fridge and integral freezer under counter.

FIRST FLOOR LANDING

With storage cupboard, window to side aspect.

POWER ROOM / GUEST BATHROOM

With 3-piece suite comprising low level WC, pedestal wash hand basin,

deep-fill bath with shower over and shower screen, window to rear aspect, radiator.

BEDROOM 2

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

BEDROOM 4 / OFFICE

With window to front aspect, radiator.

BEDROOM 3

With window to front aspect, radiator.

SECOND FLOOR LANDING

With walk-in airing cupboard containing plumbing for washing machine, eaves access, access to a spacious loft and radiator.

BEDROOM 1

With window to front aspect, built-in wardrobes including a deep walk-in wardrobe space, radiator, access to a spacious loft with full standing room and which is boarded with light, eaves storage. Door to:

ENSUITE

With 3-piece suite comprising low level WC, vanity wash hand basin, shower cubicle, window to rear aspect, towel rail.

OUTSIDE

The rear garden overlooks the popular Jubilee Gardens and is mainly laid to

lawn with paved patio, mature plants and shrubs to borders and gated access to the side. The garden also contains a 2-part storage shed with ample space for bicycles, gardening equipment etc. The vendors advise the garden benefits from sunshine through until the late afternoon.

The front of the property is south-facing with a gravelled quiet road approach (private for residents only) with number 16 then having its own gravelled driveway providing off road parking for 2 cars.

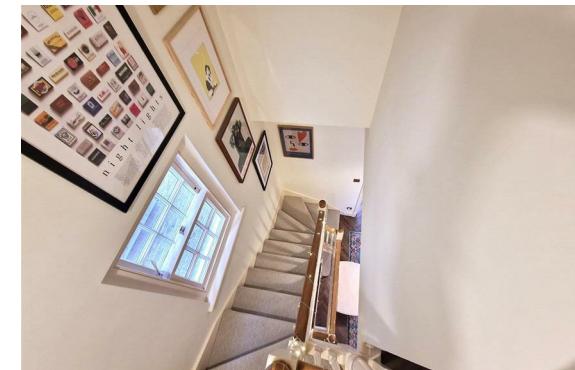
The property has direct walkway access to the riverside (we understand this access is private and exclusively for number 16 and 8 further neighbouring properties).

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

AGENTS NOTE

Please note there is an Estate Management Fee, currently of £125 P/A

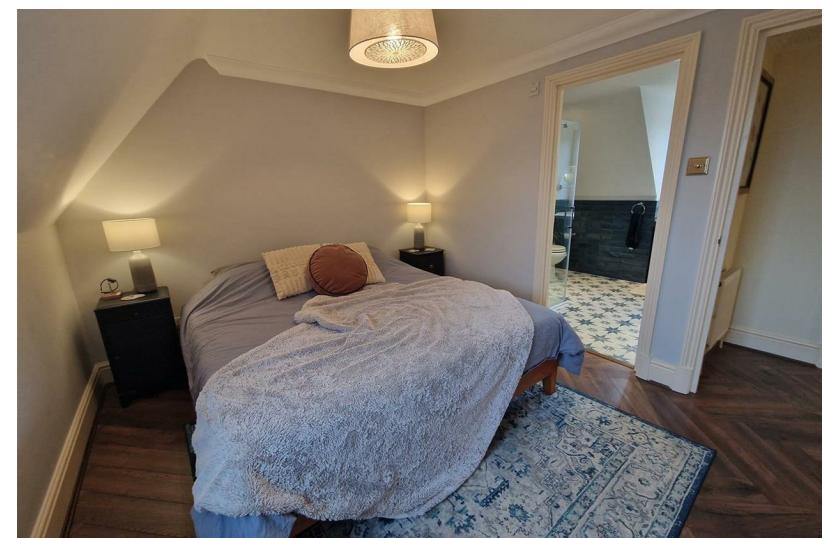






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		68
(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 £650,000

Council Tax Band - E

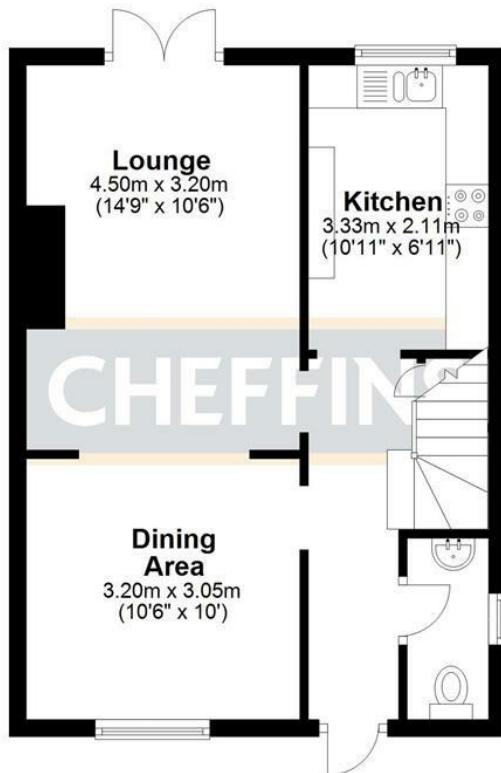
Local Authority - East Cambs District Council





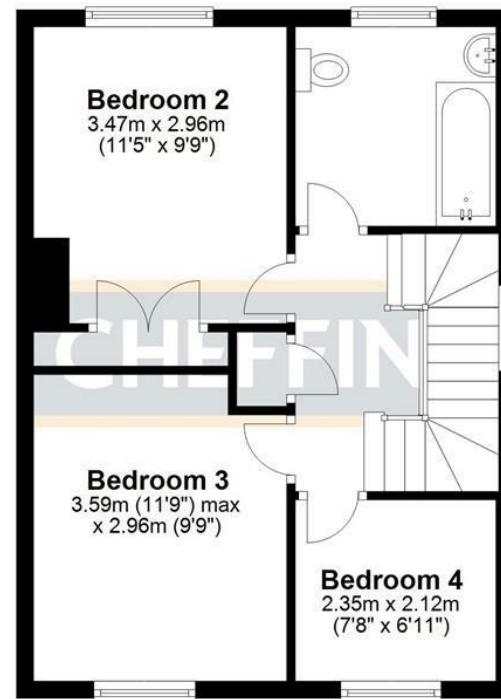
Ground Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



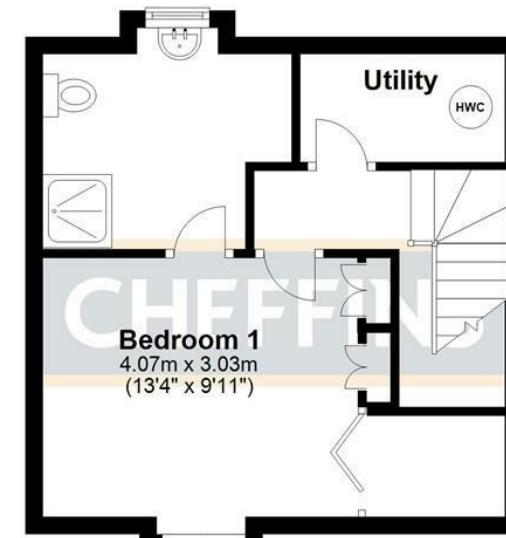
First Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



Second Floor

Approx. 31.0 sq. metres (333.4 sq. feet)



Total area: approx. 113.8 sq. metres (1225.0 sq. feet)

Agents note:

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

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



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