



St. Ovins Green, Ely, CB6 3AP

CHEFFINS

St. Ovens Green

Ely,
CB6 3AP

3 1 2

Guide Price £375,000

- Spacious Semi Detached Home
- 3 Good Size Bedrooms
- Generous Lounge at the Rear
- Good Size Rear Garden
- Off Road Parking & Garage
- Established Location Overlooking a Green to Front
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating C

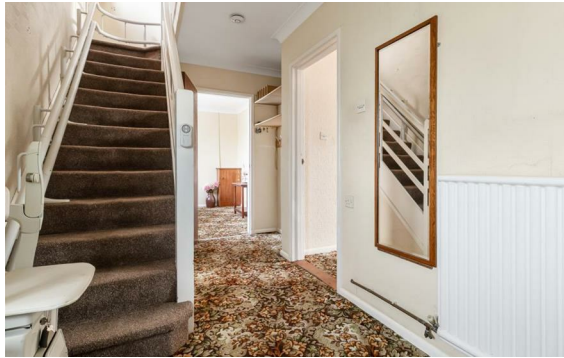
Cheffins offer to the market this spacious established semi detached home located in the popular City of Ely overlooking a green to the front.

The property comprises entrance hall, generous lounge across the rear of the house, conservatory, dining room, kitchen, rear lobby with cloakroom, 3 good size bedrooms and a shower room to complete the internal accommodation.

Outside the property there is off road parking and a gravelled front garden with low level wall, whilst the rear offers a mainly laid to lawn south facing garden which is mainly laid to lawn with paved patio, timber shed and detached garage.

The property further benefits from being offered for sale with no upward chain and is available to view by appointment only.





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 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.

PORCH

With door to front aspect and door to:

ENTRANCE HALL

With stairs to the first floor, radiator

LOUNGE / DINING ROOM

With window to rear, door to rear into the conservatory, 2 radiators.

CONSERVATORY

With doors to rear leading into the rear garden.

DINING / BREAKFAST ROOM

With window to front, radiator, under stairs storage cupboards, 2 meter cupboards. Door to:

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, windows to front and side, plumbing for washing machine, 4-ring gas hob, double oven, sink with mixer tap, door to rear leading through to:

REAR LOBBY / UTILITY

With door to rear and providing access to:

CLOAKROOM

With 2-piece suite comprising low level WC and wash hand basin, window to side, electric heater.

FIRST FLOOR LANDING

With access to part boarded loft with ladder.

BEDROOM 1

With window to rear, radiator, built-in wardrobes.

BEDROOM 2

With window to rear, radiator, built-in wardrobes.

BEDROOM 3

With window to front, radiator, storage cupboard over stairs and further built-in wardrobe.

SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and shower cubicle. There is a window to side, tiled splashback, airing cupboard housing the hot water tank and boiler, radiator.

OUTSIDE

To the front of the property there is off road parking and a gravelled garden with small low level wall. Vehicular gates lead to a garage (suspected to be constructed of asbestos cement) with power and light connected and barn style doors to the front.

The rear garden is south facing and

mainly laid to lawn with paved patio, timber shed, vehicular gates to the front and an outside tap.

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	72	79
(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 £375,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council



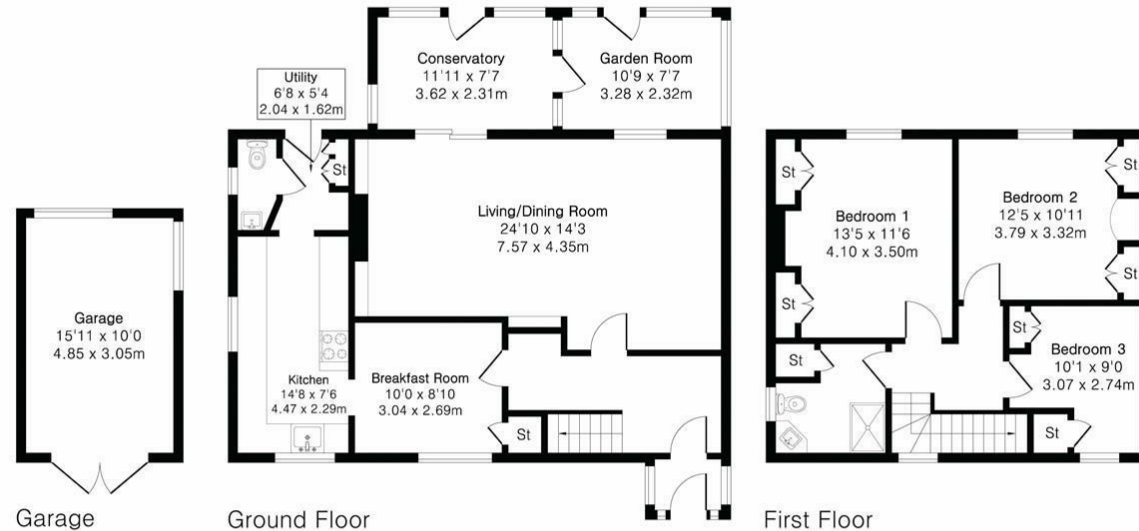


**Approximate Gross Internal Area 1435 sq ft - 133 sq m
(Excluding Garage)**

Ground Floor Area 907 sq ft – 84 sq m

First Floor Area 528 sq ft – 49 sq m

Garage Area 159 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

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>.

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.



CHEFFINS