



Briar Grove, Ely, CB6 3EU

CHEFFINS

Briar Grove

Ely,
CB6 3EU

- No Forward Chain
- Immaculately Presented Semi-Detached Home
- Deceptively Spacious Accommodation Over Three Floors
- Ideally situated close to St John's Community Primary School
- Refitted Kitchen
- Ensuite To Bedroom 1
- 3 Double Bedrooms
- Off-Road Parking And Single Garage
- FREEHOLD / COUNCIL TAX C / EPC C

Cheffins offer to the market this spacious, modern semi detached family home located in the popular City of Ely.

The property offers accommodation over three floors and includes to the ground floor; an Entrance Hall, Lounge, Ground floor Cloakroom and a refitted Kitchen.

The first floor offers two double Bedrooms and a Family Bathroom whilst the top floor is entirely for the Principle Bedroom Suite and includes an Ensuite Shower Room.

Outside the property there are gravelled front Gardens and offroad parking for one car as well as a guest space leading to a single Garage. The rear offers a mainly laid to lawn Garden with mature shrubs and trees to the borders as well as a covered paved patio.

This property further benefits from being offered for sale with no forward chain and is available to view by appointment.

3 2 1



Guide Price £385,000



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 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 HALLWAY

Door to front, stairs leading to the first floor and radiator.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC, wash hand basin, radiator and window to the front.

KITCHEN

Re-fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integrated double oven, four ring gas hob with extractor hood over, integrated washing machine, integrated slimline dishwasher, space for fridge/freezer, sink with mixer tap over and window to the front.

LOUNGE / DINING ROOM

Door to rear leading to garden, understairs storage cupboard and radiator.

FIRST FLOOR LANDING

With doors to bedrooms and bathroom.

BEDROOM 2 / SITTING ROOM

Window to the rear and radiator.

BEDROOM 3

Window to the front, fitted wardrobes and furniture and a radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, floating wash hand basin, panelled bath with shower over, window to the side, radiator and an extractor fan.

MASTER BEDROOM SUITE

Study area on the first floor, with window to front, airing cupboard housing the hot water tank, stairs leading up to the second floor bedroom area and ensuite.

Bedroom area with window to the front, skylight to the rear, built in storage cupboard, further built in wardrobe, eaves storage access to the loft. Door to:

ENSUITE

Fitted with a three piece suite comprising of low level WC, floating wash hand basin and shower cubicle. Heated towel rail and skylight to the rear.

OUTSIDE

The rear Garden has been mainly laid to lawn with mature shrubs and trees to borders, paved patio with glass canopy covering.

Garage with electric sectional door to the front with power and light connected, eaves storage and door to the rear leading to the Garden.

To the front of the property there is offroad parking, block paved driveway for one car and a further guest space available. Gravel frontage with inset trees and plants and path leading to the front door.

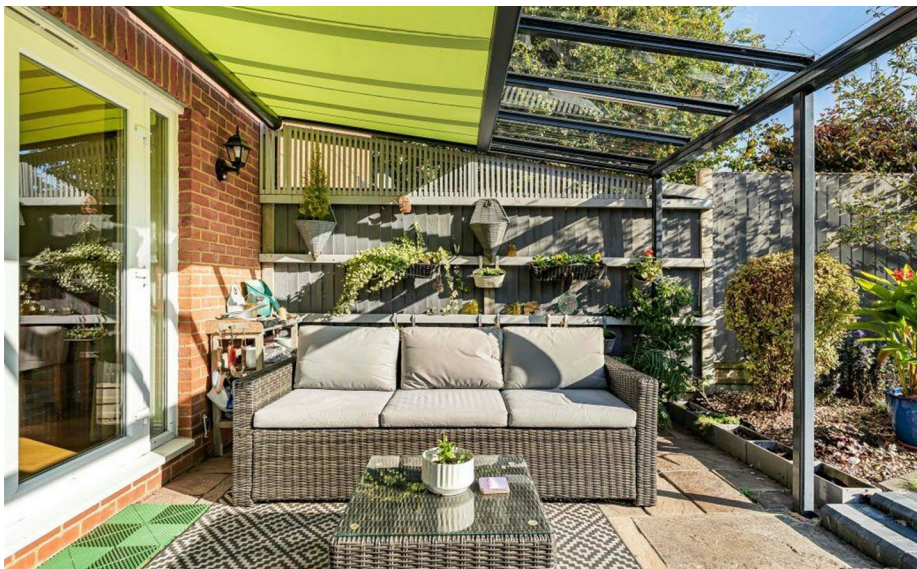
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Approximate Gross Internal Area 1096 sq ft - 101 sq m (Excluding Garage)

Ground Floor Area 414 sq ft – 38 sq m

First Floor Area 414 sq ft – 38 sq m

Second Floor Area 268 sq ft – 25 sq m

Garage Area 148 sq ft – 14 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			73
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Guide Price £385,000
Tenure – Freehold
Council Tax Band – C
Local Authority – East Cambs District Council



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.

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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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