



Dean Peacock Court, Ely, CB6 1BW

CHEFFINS

Dean Peacock Court

Ely,
CB6 1BW

- Semi Detached Bungalow
- Corner Plot within a Cul de Sac
- Potential to Extend (Subject to Planning consent)
- 2 Bedrooms
- Lounge / Dining room
- Gardens, Garage & Driveway
- Modernisation Required
- No Upward Chain
- Freehold / Council Tax Band C / EPC TBC

A semi detached bungalow requiring modernisation situated on a superb corner plot offering scope for extension (subject to planning consent). The bungalow is offered for sale with no upward chain and comprises entrance porch and hallway, lounge, kitchen, 2 bedrooms and bathroom, together with gardens, driveway and garage.



Guide Price £285,000





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 PORCH

With door to front aspect.

ENTRANCE HALL

With access to loft and radiator.

LOUNGE

With double glazed window to front aspect, fitted gas fire with back boiler, radiator.

KITCHEN

With double glazed window and door to rear garden, wall and base level storage units, worksurfaces and drawers, cooker space, plumbing for washing machine, sink unit and drainer, radiator.

BEDROOM 1

With double glazed window to rear and radiator.

BEDROOM 2

With double glazed window to front and radiator.

BATHROOM

With double glazed window to rear, low level WC, pedestal hand wash basin, panelled bath and shower from the taps.

OUTSIDE

To the front of the property there is a lawned garden together with a driveway leading to a single garage. Gated pedestrian access leads into an excellent corner plot garden which is mainly laid to lawn and offers scope for extending the bungalow, subject to obtaining any necessary planning consents.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Guide Price £285,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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.

