Forehill, Ely, CB7 4AA

CHEFFINS

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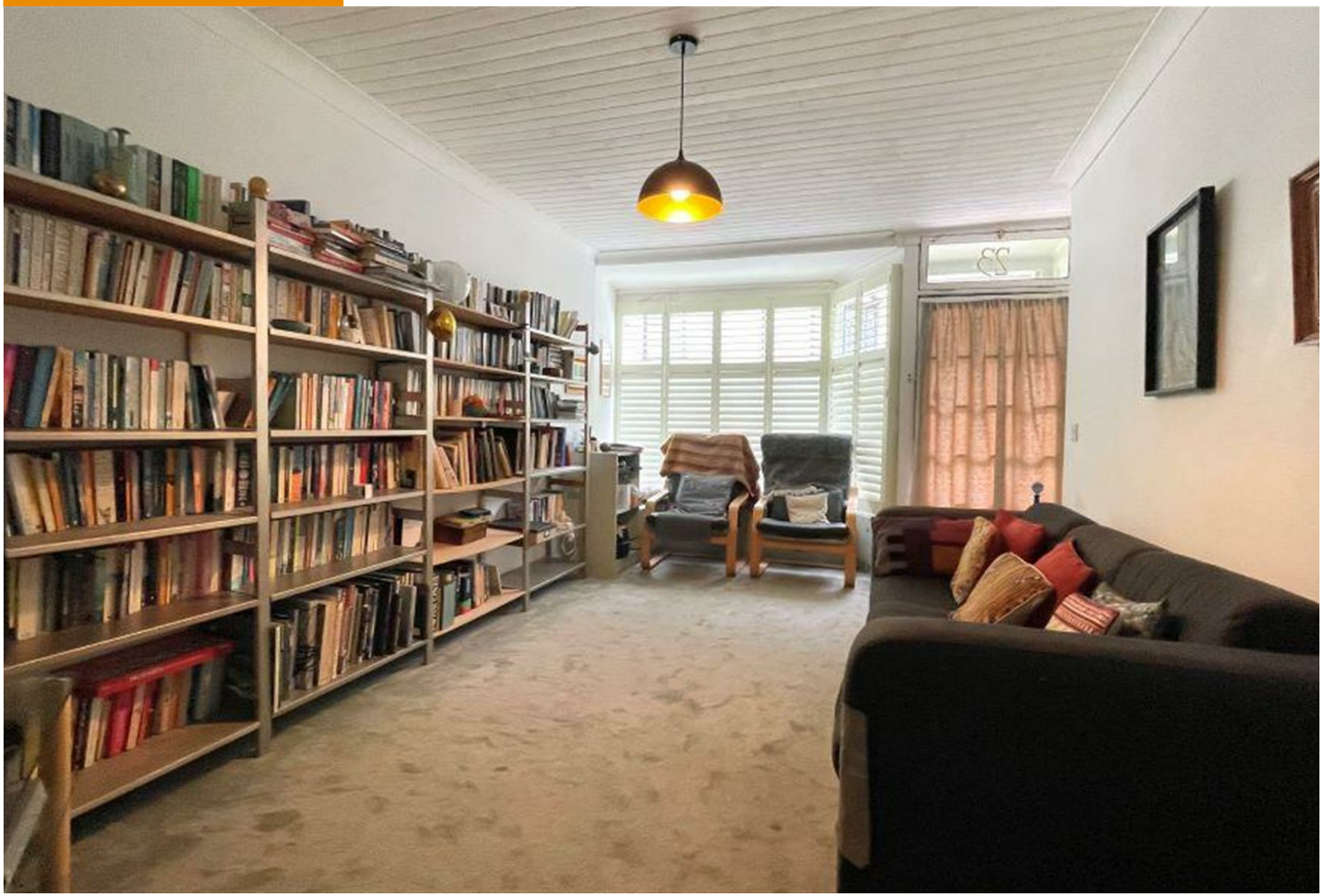
Ely,
CB7 4AA

3 3 4

£520,000

- Centrally Located Period Home
- Mixed Use Residential And Commercial
- 4 Bedrooms
- 4 Reception Rooms
- 2 Kitchens
- Attractive Mature Garden
- Walking Distance To The Railway Station
- No Upward Chain
- Freehold / Council Tax Band: B (23) & B (25) / EPC RATING C (NO 25)



A centrally located period townhouse offered for sale with no upward chain and within walking distance of the Railway Station.

The property is currently classified as mixed use with Number 23 on the ground floor having been used as commercial and Number 25 which is located above having been used as residential.

Accommodation of Number 23 comprises 2 excellent reception rooms, dining room, shower room and kitchen. Number 25 consists of entrance hall on the ground floor and utility with stairs rising to sitting room, kitchen / dining room, 3 bedrooms with one having a dressing area / study and another having an ensuite. Outside there is an attractive and mature garden.

This property offers excellent scope for those looking to live and work from home and to fully appreciate the layout viewing is recommended.

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.

NUMBER 23

ENTRANCE RECEPTION ROOM
With single glazed bay window to the front, radiator. Door through to the..

SECOND RECEPTION ROOM
With electric radiator opening through to the...

DINING ROOM
With double glazed window and laminate flooring.

SHOWER ROOM
Fitted with a three piece suite including shower cubicle, wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan and laminate flooring.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integrated stainless steel sink with mixer tap, integrated 4 ring electric hob with stainless steel splashback and stainless steel extractor fan, integrated oven, integrated fridge freezer, space for washing machine and dishwasher. Two double glazed windows to the side, laminated flooring and door to Garden.

SEPARATE ENTRANCE
Leading through to number 25 which has shared access with 23.

ENTRANCE HALLWAY
Tiled flooring all the way through, storage cupboards, radiator.

UTILITY ROOM
With space for washing machine and tumble dryer, single glazed window to the rear.

STAIRS RISING TO NUMBER 25

SITTING ROOM
With double glazed windows to the side, wood burner, cupboard housing the pressurised water tank, two radiators. With stairs rising to the second floor.

KITCHEN / DINING AREA
Worktop units and under storage, double glazed window to the side and French doors leading through to the balcony. Integrated 4 ring Hotpoint electric hob, integrated oven and grill, sink with mixer tap, space for fridge/freezer, washing machine, storage cupboard and a radiator.

BEDROOM 1
With French doors leading through to the balcony, Velux window, radiator.

BEDROOM 2
With double glazed sash windows to the front, wooden flooring and radiator.

DRESSING AREA / STUDY
With double glazed window to the side, built in wardrobes, radiator.

BEDROOM 3
With double glazed sash windows to the front, radiator.

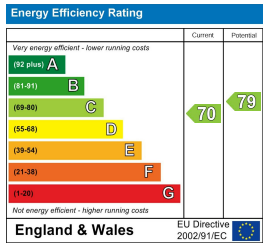
ENSUITE
With Velux window, side panelled bathtub with tiled splash back, wash hand basin with under storage and separate taps, low level WC, heated towel rail, vinyl flooring.

OUTSIDE
With stairs to the garden, fully enclosed to the rear by brick walls, neighbouring properties and fence panels. Stone laid area, beds with a variety of plants and greenery.

AGENTS NOTE
Please note this is a mixed use property. Property number 23 being Commercial and number 25 being Residential. The EPC contained within these sales particulars relates to number 25.

We understand the property is freehold, although currently unregistered, with number 23 having a 99 year lease from 1988.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



£520,000

Tenure - Freehold

Council Tax Band - B

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.