



Collier Close, Ely, CB6 3WX

CHEFFINS

Collier Close

Ely,
CB6 3WX

- 3-Storey Detached Family Home
- Kitchen/Dining Room & Utility Room
- 2 Reception Rooms
- 5 Bedrooms (1 Ensuite)
- First Floor Bathroom & Second Floor Shower Room
- Double Garage
- Enclosed Garden to Rear
- No Forward Chain
- Freehold / Council Tax Band F / EPC Rating D

Cheffins are pleased to market this spacious detached family home, located in a sought after location within the City of Ely

Accommodation comprises entrance hall, cloakroom, living room, kitchen/dining room, utility room and office/dining room on the ground floor. On the first floor there are 3 bedrooms, the master bedroom having an ensuite and dressing room, together with a bathroom, whilst on the second floor there are 2 further bedrooms and a shower room.

Outside a driveway provides off road parking and leads to a double garage and to the rear there is a fully enclosed garden.

The property further benefits from being offered for sale with no upward chain and viewing is recommended.

5 3 2

Guide Price £600,000





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 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 stairs rising to the first floor, radiator.

LIVING ROOM

A dual aspect room with double glazed bay window to front and French doors to rear leading into the garden, fireplace, radiators.

OFFICE / DINING ROOM

With double glazed bay window to front.

CLOAKROOM

With low level WC, wash hand basin, radiator, extractor fan, vinyl flooring.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated 1 1/4 stainless steel sink with mixer tap, integrated 4-ring gas hob, oven and grill, double glazed windows to either side and sliding patio door leading into the garden, part tiled and part laminate flooring, 2 radiators. Door to:

UTILITY ROOM

Fitted with wall and base units, worksurfaces, stainless steel sink with mixer tap, tiled splashback, space for washing machine, wall mounted boiler, integrated freezer, tiled flooring, door to garden.

FIRST FLOOR LANDING

With radiator and stairs rising to the second floor.

BEDROOM 1

With double glazed window to front, radiator, door to:

DRESSING ROOM

With double glazed window to front, radiator, built-in wardrobes.

ENSUITE

Shower cubicle with tiled splashback, low level WC, wash hand basin, continued tiled splashbacks, opaque double glazed window to side, vinyl flooring, radiator.

BEDROOM 2

With double galzed window to front, built-in wardrobes, radiator.

BEDROOM 5

With double glazed window to rear, radiator.

BATHROOM

With side panelled bath, wash hand basin, tiled splashback, low level WC, opaque double glazed window to rear, radiator, vinyl flooring, airing cupboard housing the water tank.

SECOND FLOOR LANDING

BEDROOM 3

With dobule glazed window to front, velux to rear, built-in wardrobes, 2 radiators.

BEDROOM 4

With double glazed window to front, velux to rear, built-in wardrobes, 2 radiators, access to loft.

SHOWER ROOM

With shower cubicle with tiled splashbacks, low level WC, wash hand basin with tiled splashback, opaque double glazed window to rear, vinyl flooring.

OUTSIDE

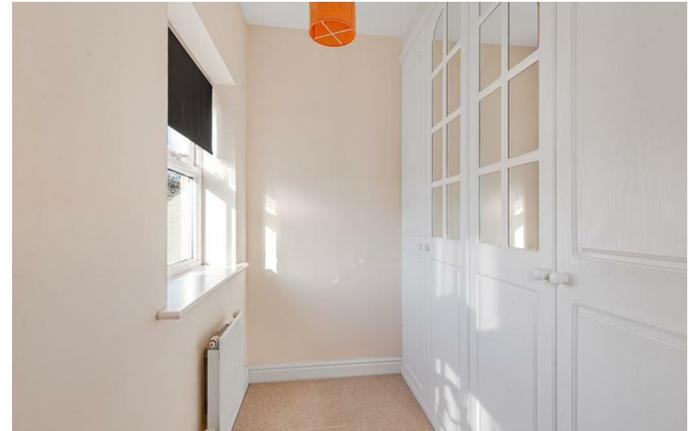
The property is situated at the end of a cul de sac with block paved driveway leading to a double garage with 2 separate up and over doors. There is also a small laid to lawn section of garden with pathway to the front door.

The rear garden is enclosed by wooden fence panels and is mainly laid to lawn with patio areas, gated side access and door into the garage.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £600,000

Tenure - Freehold

Council Tax Band - F

Local Authority - East Cambridgeshire District Council



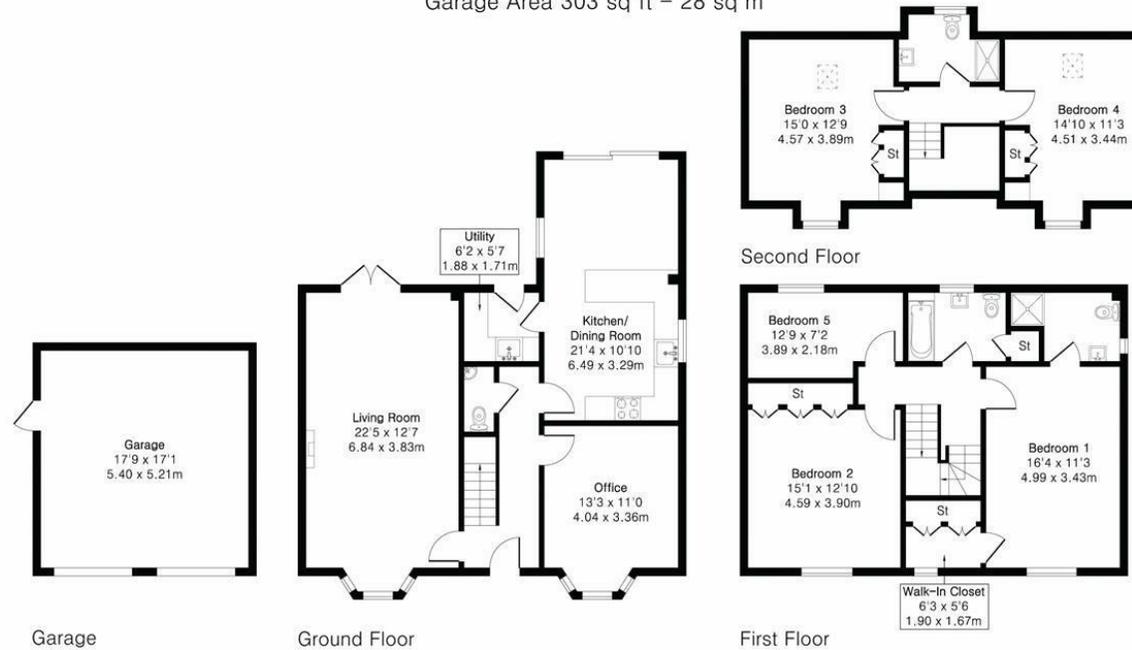
**Approximate Gross Internal Area 1951 sq ft - 182 sq m
(Excluding Garage)**

Ground Floor Area 824 sq ft – 77 sq m

First Floor Area 687 sq ft – 64 sq m

Second Floor Area 440 sq ft – 41 sq m

Garage Area 303 sq ft – 28 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.



[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.

