



Brooke Grove, Ely, CB6 3WU

CHEFFINS

Brooke Grove

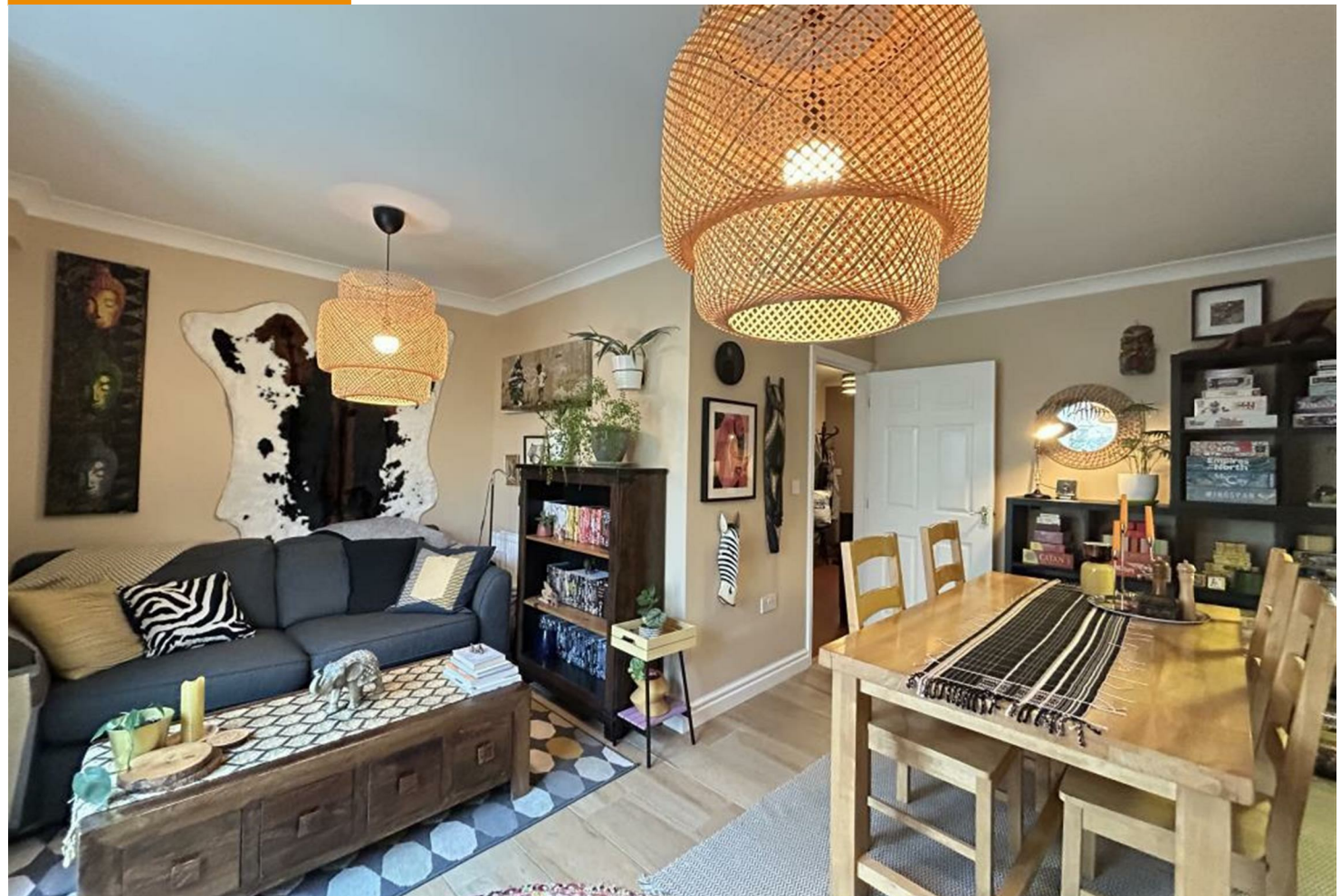
Ely,
CB6 3WU

- Modern End of Terrace
- Lounge / Dining Room & Conservatory
- 3 Bedrooms
- Driveway
- Converted Garage to Home Gym
- Enclosed Garden to Rear
- Cul De Sac Location
- Freehold / Council Tax Band B / EPC Rating TBC

A well appointed modern end of terrace property situated within a cul de sac location. Accommodation comprises entrance hall, cloakroom, kitchen, lounge/dining room, conservatory, 3 bedrooms and bathroom, together with driveway, garage converted into home gym and enclosed garden.

3 1 1

Guide Price £325,000





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 HALL

With door to front aspect, stairs to first floor, radiator.

CLOAKROOM

With low level WC, wash hand basin.

KITCHEN

With single stainless steel sink unit and drainer, fitted with a range of units including base units, wall mounted units and drawers, fitted electric oven, 4-ring hob with extractor hood above, plumbing for utilities, tiled splashback, double glazed window to front aspect, tiled flooring,

LOUNGE

An "L" shaped room with 2 radiators, double glazed French doors opening to conservatory.

CONSERVATORY

Of brick and upvc construction with French doors to garden, personnel door into converted garage.

FIRST FLOOR LANDING

BEDROOM 1

With double glazed window to rear aspect, fitted wardrobe, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator.

BATHROOM

With suite comprising bath with shower above, low level WC, pedestal hand basin, radiator.

OUTSIDE

To the right hand side of the property you will find a driveway leading to a garage with metal up and over door. The garage has converted into a home gym with radiator. To the rear of the property there is a predominantly lawned garden.

AGENT NOTES

Tenure – freehold
Council Tax Band – B
Property Type – end of terrace
Property Construction – standard construction
Number & Types of Room – Please refer to the floorplan
Square Footage – 904 according to the EPC
Parking – driveway and garage

Utilities / Services
Electric Supply – mains
Gas Supply – mains
Water Supply – mains
Sewerage – mains

Heating sources – gas boiler to radiators

Broadband Connected – FTTC

Broadband Type – according to Ofcom.org.uk, standard, superfast and ultrafast are available to the property with ultrafast having a maximum download speed of 1000Mbps

Mobile Signal/Coverage – indicated as good for both "voice" and "data" for 4 out of the 4 main providers checked accordingly to Ofcom.org

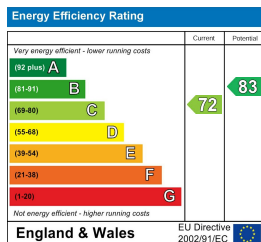
Flood risk – accordingly to the Environment agency the flood risk is medium for surface water (medium risk means that this area has a chance of flooding of between 1% and 3.3% each year).

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £325,000

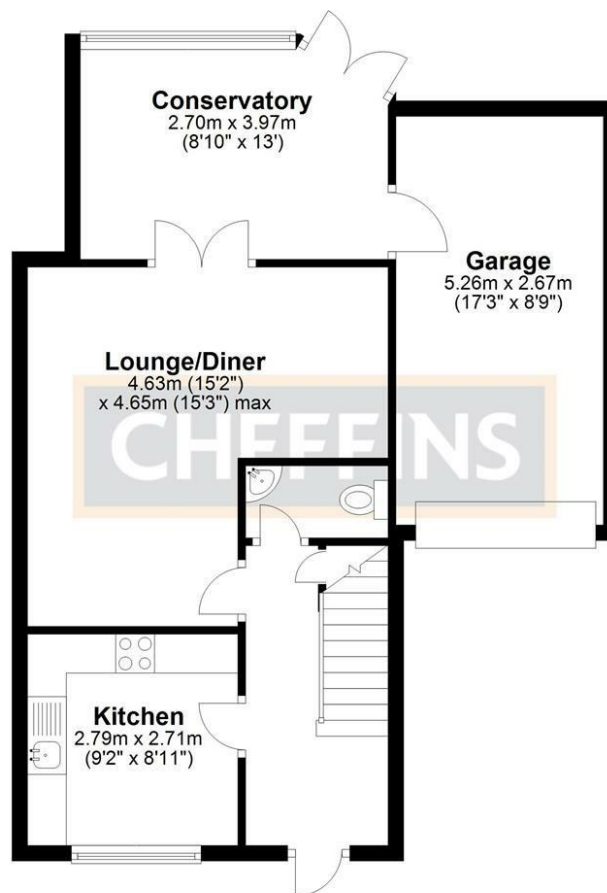
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

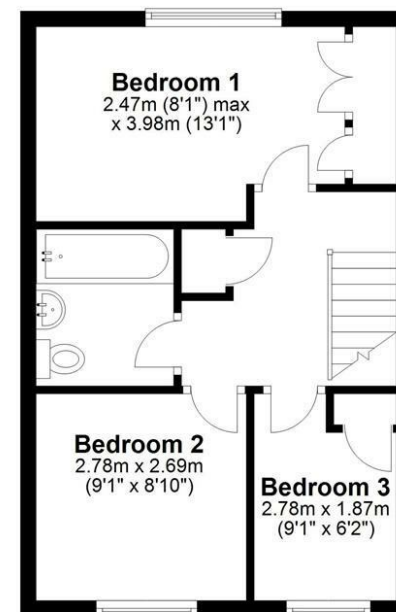
Ground Floor

Approx. 60.1 sq. metres (646.5 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



Total area: approx. 95.0 sq. metres (1022.1 sq. feet)

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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.