



Alexander Chase, Ely, CB6 3SW

**CHEFFINS**

# Alexander Chase

Ely,  
CB6 3SW

- NO UPWARD CHAIN
- Spacious Family Home
- 4 Good Size Bedrooms (Ensuite to Bedroom 1)
- 3 Reception Rooms & Conservatory
- Utility Room
- Double Car Port
- Generous Rear Garden
- FREEHOLD / COUNCIL TAX BAND E / EPC RATING C

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

The property comprises of entrance hall, lounge, study, cloakroom, dining room, kitchen/breakfast room, conservatory and utility room. The first floor offers 4 good sized bedrooms with the principal bedroom benefitting from an ensuite shower room and a family bathroom.

Outside the property there is a small front garden with access to an enclosed double car port leading through to a south facing rear garden which has been mainly laid to lawn with mature shrubs and trees to borders, a paved patio and a sun terrace.

This property has the added benefit of being offered for sale with no upward chain and is available to view by appointment.

4 2 3

**Guide Price £595,000**





## 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 HALL**

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

**LOUNGE**

With window to the front aspect, French doors leading through to the dining room, gas fireplace and 2 radiators.

**STUDY**

With window to front aspect, radiator.

**CLOAKROOM**

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

**KITCHEN / BREAKFAST ROOM**

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, 1 1/2 bowl sink with mixer tap over, under counter double oven, 4-ring electric hob with extractor hood over, integral dishwasher, integral fridge/freezer, airing cupboard housing the hot water tank, understairs storage cupboard, radiator, spotlights, door to rear leading to the Conservatory and window to the rear.

**UTILITY ROOM**

Fitted with a range of base and wall units with worksurfaces over, stainless steel sink with mixer tap, plumbing for washing machine,

space for tumble drier, wall mounted boiler and door to the side leading to the car port.

**DINING ROOM**

With door to the rear leading to the garden, radiator.

**CONSERVATORY**

With tiled floor and door to the side leading to the garden patio.

**FIRST FLOOR LANDING**

With access to loft, storage cupboard and radiator.

**BEDROOM 1**

With window to front aspect, radiator and fitted wardrobes. Door to:

**ENSUITE**

With suite comprising low level WC, wash hand basin and a walk in shower cubicle. There is also a window to front aspect, extractor fan and radiator.

**BEDROOM 2**

With window to front aspect, radiator and fitted wardrobes.

**BEDROOM 3**

With window to rear aspect and radiator.

**BEDROOM 4**

With window to rear aspect and radiator.

**FAMILY BATHROOM**

With suite comprising low level WC, wash hand basin and a panelled bath with shower over and shower screen. There is also a radiator, extractor fan and a window to the rear aspect.

**OUTSIDE**

To the front of the property there is a block paved driveway allowing access to the car port with small front garden with pathway to the front door. The south facing rear garden is mainly laid to lawn with a paved patio, an outdoor tap, a sun terrace and has mature shrubs, plants and trees to borders. The enclosed double car port has an electric door, power and light connected and access to the garden.

**VIEWING ARRANGEMENTS**


Strictly by appointment with the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Guide Price £595,000  
 Tenure - Freehold  
 Council Tax Band - E  
 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.

