



Dunstan Street, Ely, CB6 3BA

CHEFFINS

Dunstan Street

Ely,
CB6 3BA

3 1 1

Guide Price £450,000

- Spacious Detached Family Home
- Dual Aspect Lounge/Dining Room
- Separate Utility Room
- 3 Double Bedrooms
- 5-Piece Family Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden
- Freehold / Council Tax Band D / EPC Rating C

Cheffins offer to the market this spacious 3 bedroom detached family home located in the popular City of Ely.

The property comprising of entrance hall, cloakroom, dual aspect lounge/dining room, fitted kitchen overlooking the garden, separate utility room, study area, 3 double bedrooms and a 5-piece bathroom.

Outside the property there is a garden to front, off road parking and a single garage, whilst the rear offers a mainly laid to lawn garden with gated access.

To fully appreciate the size and quality of this great family home an early viewing is highly 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.

ENTRANCE HALL

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

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin, radiator.

LOUNGE / DINING ROOM

A dual aspect room with 2 windows to front and patio doors to the rear leading into the garden, oak flooring, 2 radiators.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink with mixer tap, integral dishwasher, under counter fridge and freezer, space for a single oven with extractor hood over, radiator, tiled floor, ceiling spotlights, tiled splashbacks, window to rear overlooking the garden, door to side providing access into the garden.

UTILITY ROOM

Fitted with a range of base units with work surfaces over, plumbing for washing machine and space for tumble drier, sink with mixer tap, tiled splashbacks, radiator, window to rear and door to side providing access into the garden.

STUDY AREA

With under stairs storage cupboards.

FIRST FLOOR LANDING

With airing cupboard, access to loft (part boarded with fitted ladder and loft light).

BEDROOM 3

With window to rear, radiator.

BEDROOM 2

With window to front, radiator.

BEDROOM 1

With 2 windows to front, radiator.

BATHROOM

Fitted with a 5-piece suite comprising low level WC, his &

hers sinks in vanity unit, shower cubicle and a panelled bath. There is a window to front, heated towel rail and radiator

OUTSIDE

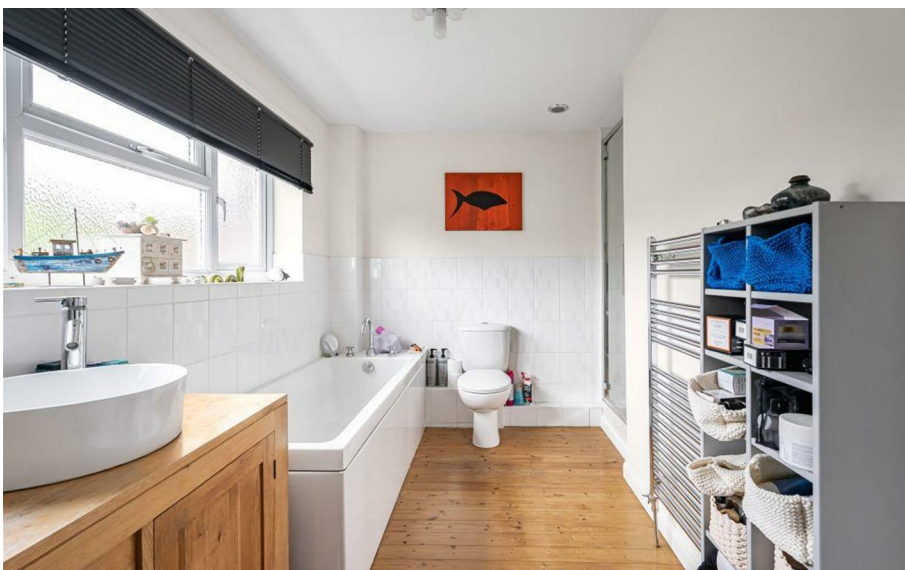
To the front there is a mainly laid to lawn garden and a driveway provides off road parking and leads to a single garage. The garage has power and light connected, up and over door to front and personnel door into the garden.

The rear has been mainly laid to lawn with mature shrubs and trees to borders, raised flower beds, a paved patio and gated access at the front to both sides.

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	71	77
(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 £450,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council





**Approximate Gross Internal Area 1180 sq ft - 110 sq m
(Excluding Garage)**

Ground Floor Area 626 sq ft – 58 sq m

First Floor Area 554 sq ft – 52 sq m

Garage Area 156 sq ft – 15 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.

CHEFFINS

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.


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