



Upgate Street, Southery, PE38 0NA

CHEFFINS

Upgate Street

Southery,
PE38 0NA

- 4 Bedroom Detached House
- Renovation Required
- Lounge & Dining Room
- Spacious Driveway, Garage & Garden
- Central Village Location
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating F

A spacious 4 bedroom detached house requiring renovation, offered for sale with no upward chain.

The property is located within the centre of the village and comprises lounge, dining room, conservatory, kitchen, rear lobby, cloakroom, 4 bedrooms and bathroom. Outside there is a spacious driveway, garage, timber built workshop and rear garden.

4 1 2

Guide Price £285,000





LOCATION

The semi-rural village of Southery has a village shop, hairdressers, garage, primary school and a public house. Littleport is situated approximately 7 miles away whilst King's Lynn is situated (approximately 17 miles) and Ely (approximately 12 miles). 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.

LOUNGE

With windows to front and side aspects, open fireplace, 2 radiators.

DINING ROOM

With windows to side and rear aspects, under stairs cupboard.

CONSERVATORY

With plumbing for washing machine, door to outside.

KITCHEN

With window to side aspect, stainless steel sink unit and drainer, fitted with a range of matching storage units and drawers, together with work surfaces, door to staircase.

REAR LOBBY

With door to outside, wall and base level storage units and work surfaces, radiator.

CLOAKROOM

With low level WC, window to rear aspect.

FIRST FLOOR LANDING

With 2 built-in cupboards, access to loft, window to side aspect, radiator.

BEDROOM 1

With windows to front and side aspects, double wardrobe, radiator.

BEDROOM 2

With window to side aspect, fitted wardrobes, radiator.

BEDROOM 3

With window to rear aspect, built-in cupboard and wardrobes, radiator.

BEDROOM 4

With window to front aspect, radiator.

BATHROOM

With low level WC, pedestal hand wash basin, panelled bath, window to side aspect, radiator.

OUTSIDE

To the side of the property there is a driveway which continues to the rear providing ample parking and leading to a single garage, together with a large timber built shed/workshop. Behind the garage and shed is an area of lawned garden which offers a good degree of privacy.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(31-38) D		
(21-30) E		
(15-20) F		
(9-14) G		
Not energy efficient - higher running costs		
	35	72
England & Wales	EU Directive 2002/91/EC	

Guide Price £285,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

