



The Chase, Ely, CB6 3DS

CHEFFINS

The Chase

Ely,
CB6 3DS

- Link Detached Family Home
- Immaculately Presented
- 3 Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- Off Road Parking & Single Garage
- Enclosed Garden to Rear
- Popular City Location
- Freehold / Council Tax Band C / EPC Rating E

Cheffins offer to the market this well presented link detached family home situated in a popular residential cul de sac location within the City of Ely, ideally located for access to St John's Primary School and within walking distance of the City centre, GP surgery and dentists.

The property comprises entrance hall, lounge, kitchen/breakfast room providing access out to the rear garden, a small extension to the side of the property to provide a separate dining room or second reception room and a ground floor shower room. Upstairs there are 3 bedrooms and a 3-piece family bathroom.

Outside to the front there is off road parking for 2 vehicles leading up to a garage which has power and light connected. At the rear there is a mainly laid to lawn garden with paved patio and gated access.

To fully appreciate all that is on offer, an early viewing is highly recommended.

3 2 2



Guide Price £425,000



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.

LOUNGE

With stairs leading to the first floor, bow window to front, log burner, doors through to:

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink unit and drainer, plumbing for washing machine, integral dishwasher, single oven, 4-ring gas hob with extractor hood over, breakfast bar, window to rear, door to rear leading to the garden, 2 radiators.

DINING ROOM

With window to rear, skylight, door to side, radiator, door leading into the garage.

GROUND FLOOR SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and shower cubicle, extractor fan, heated towel rail.

FIRST FLOOR LANDING

With access to loft.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin and spa

bath with shower over and screen. There is a heated towel rail, fully tiled walls and a window to rear.

BEDROOM 2

With a window to rear, radiator, cupboard housing the boiler, further storage cupboard.

BEDROOM 1

With window to front, radiator, built-in wardrobe.

BEDROOM 3

With window to front, radiator, built-in storage cupboard.

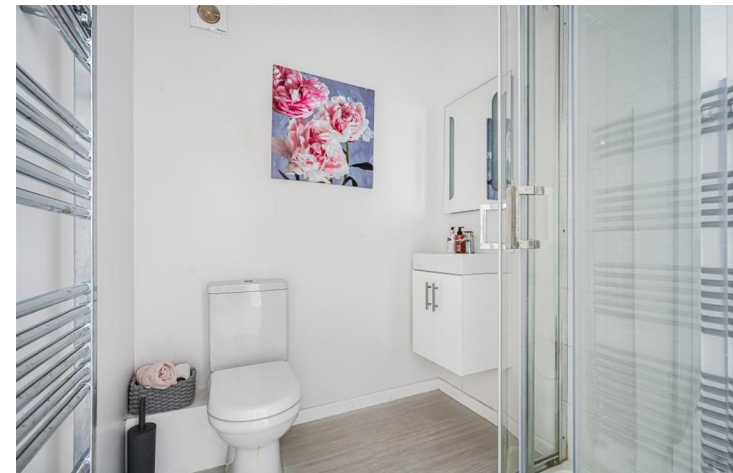
OUTSIDE

To the front of the property there is off road parking for 2 cars, a lawned garden and a path to the front door. There is also a single garage with up and over door, power and light connected.

The rear garden is mainly laid to lawn with paved patio and gated access.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

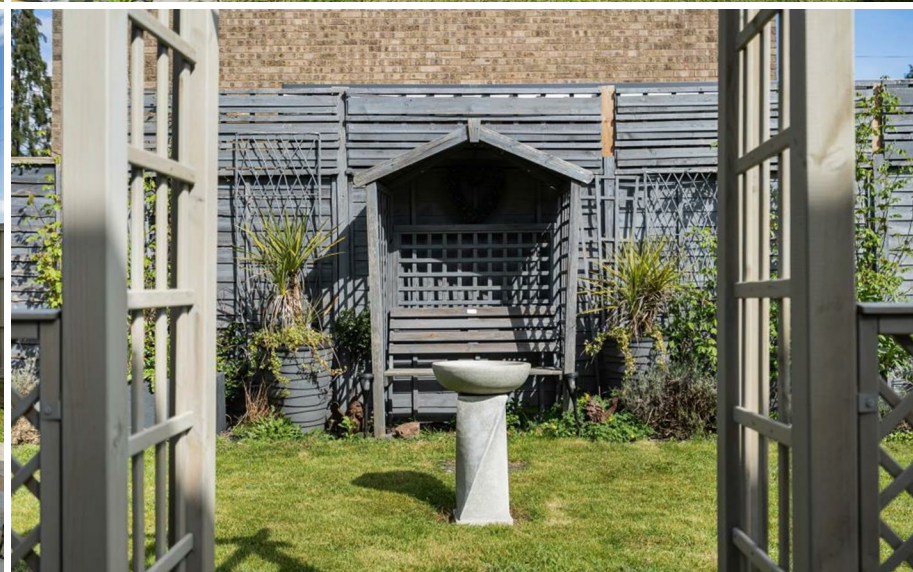
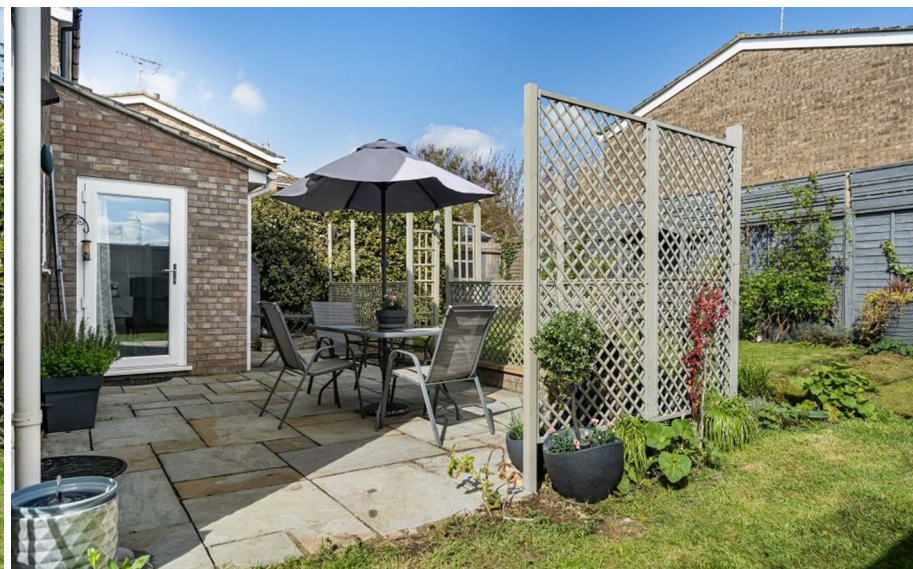


Guide Price £425,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambs District Council

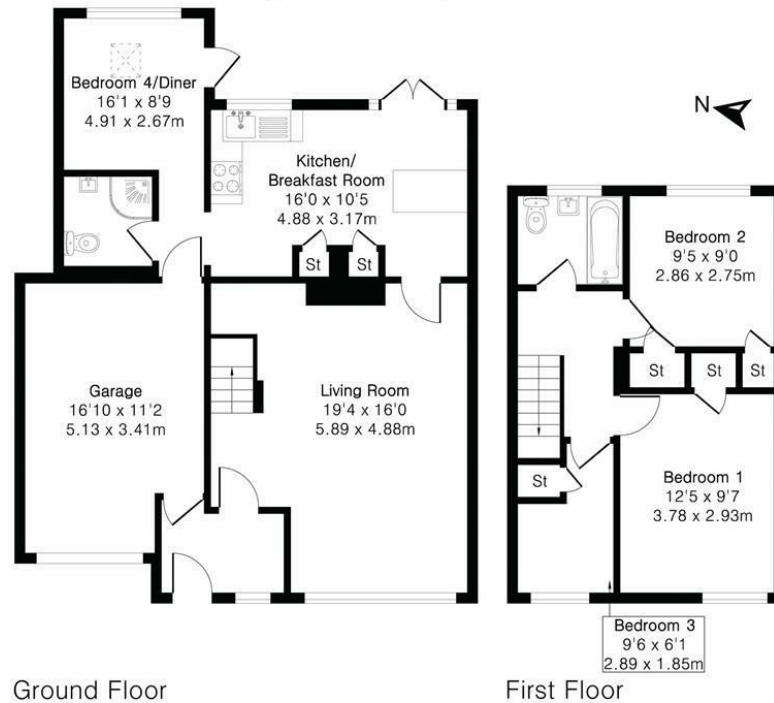


**Approximate Gross Internal Area 1043 sq ft - 97 sq m
(Excluding Garage)**

Ground Floor Area 646 sq ft – 60 sq m

First Floor Area 397 sq ft – 37 sq m

Garage Area 177 sq ft – 16 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>.

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.



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