



Cherry Drive, Ely, CB6 2FP

CHEFFINS

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Ely,
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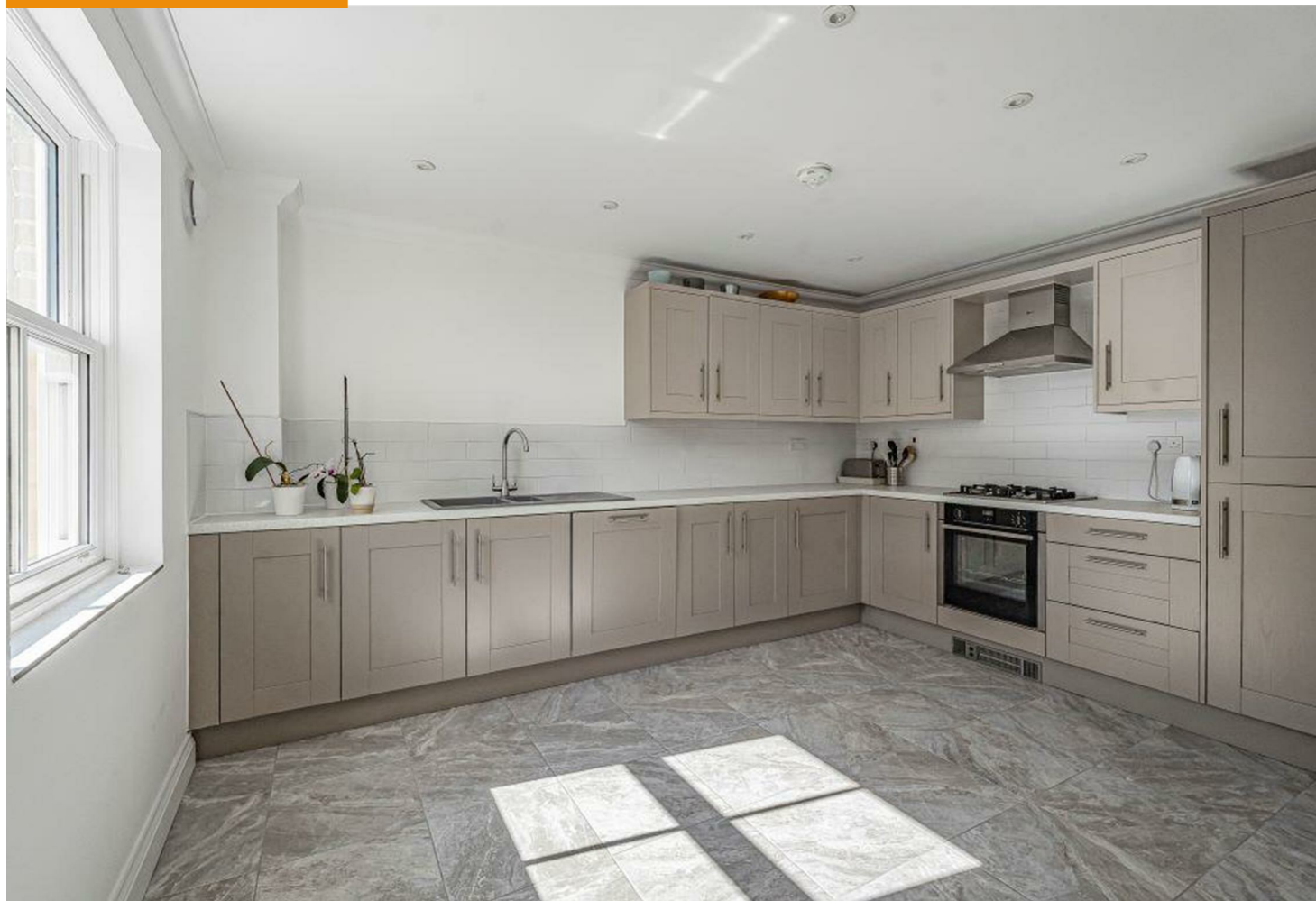
Guide Price £585,000

- Substantial Link Detached Property
- Close to Schools & Convenient for City Centre
- No Upward Chain
- 5 Bedrooms (1 Ensuite) & Ground Floor Shower Room
- Extensive Living Accommodation with Spacious Lounge & Kitchen/Dining Area
- Covered Driveway, Garage & Walled Garden
- Immaculately Presented
- Freehold / Council Tax Band E / EPC Rating B

An immaculately presented substantial link detached 3-storey home offered for sale with no upward chain.

Accommodation comprises on the ground floor, entrance hall, shower room, utility, 2 bedrooms which are currently used as a study and gym. On the first floor there is a superb open plan living arrangement with spacious lounge with double doors opening into an extensive kitchen and dining room. On the second floor there are 3 double bedrooms with one having an ensuite and a family bathroom. Outside there is a covered driveway leading to a single garage and walled rear garden.

The property is situated within a highly regarded location allowing easy access to the city centre and being close to schools. 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 aspect, stairs to first floor with under stairs storage cupboard, further built-in cupboard, radiator.

SHOWER ROOM

With double size shower cubicle, low level WC, pedestal hand wash basin, radiator.

UTILITY

With door to rear garden, base level storage units, work surfaces, stainless steel sink unit and drainer, plumbing for washing machine, space for tumble drier, wall mounted gas fired boiler, radiator.

BEDROOM 4

Currently used as a gym. With French doors onto rear garden, radiator.

BEDROOM 5

Currently used as study. With double glazed window to front aspect, radiator.

FIRST FLOOR LANDING

With stairs to second floor, built-in cupboard, radiator.

LOUNGE

With 3 double glazed windows to rear aspect, 4 radiators, double doors to:

DINING AREA

With 2 double glazed windows to front aspect, radiator and opening into:

KITCHEN

With double glazed window to front aspect, fitted with a range of painted wall and base level storage units and drawers, together with matching work surfaces, sink unit and drainer, Neff electric oven, gas hob and extractor hood, integrated fridge, freezer and dishwasher, plinth heater.

FIRST FLOOR LANDING

With access to loft, cupboard housing hot water cylinder, additional storage cupboard.

BEDROOM 1

With double glazed window to front aspect, double wardrobe, radiator.

ENSUITE

With shower cubicle, low level WC, pedestal hand wash basin, radiator.

BEDROOM 2

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

BEDROOM 3

With double glazed window to front aspect and velux window to rear, 2 radiators.

OUTSIDE

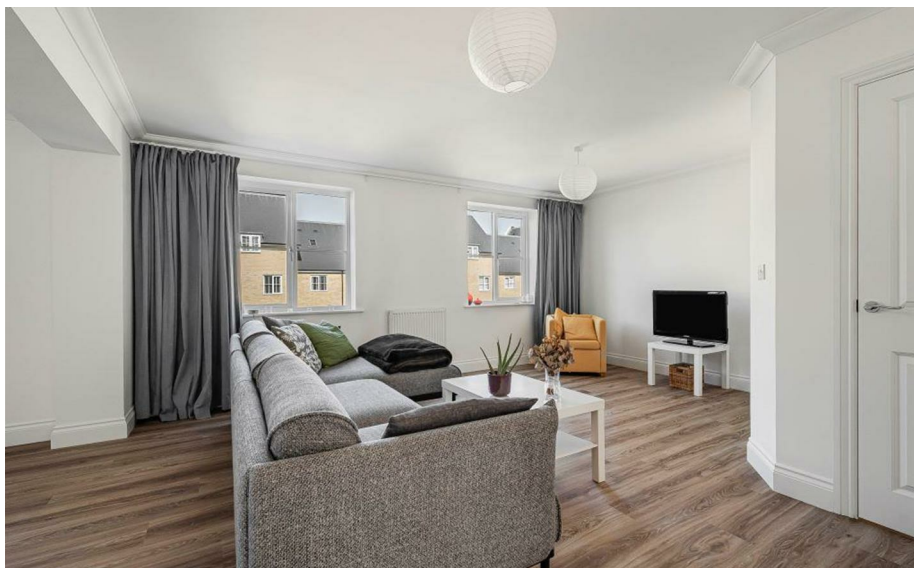
To the side of the property there is a covered driveway leading to a single garage with metal up and over door and personnel door into the rear garden. Gated pedestrian access leads into the garden which is enclosed by a brick wall, has an

area of paved patio with the remainder of the garden having recently been seeded.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



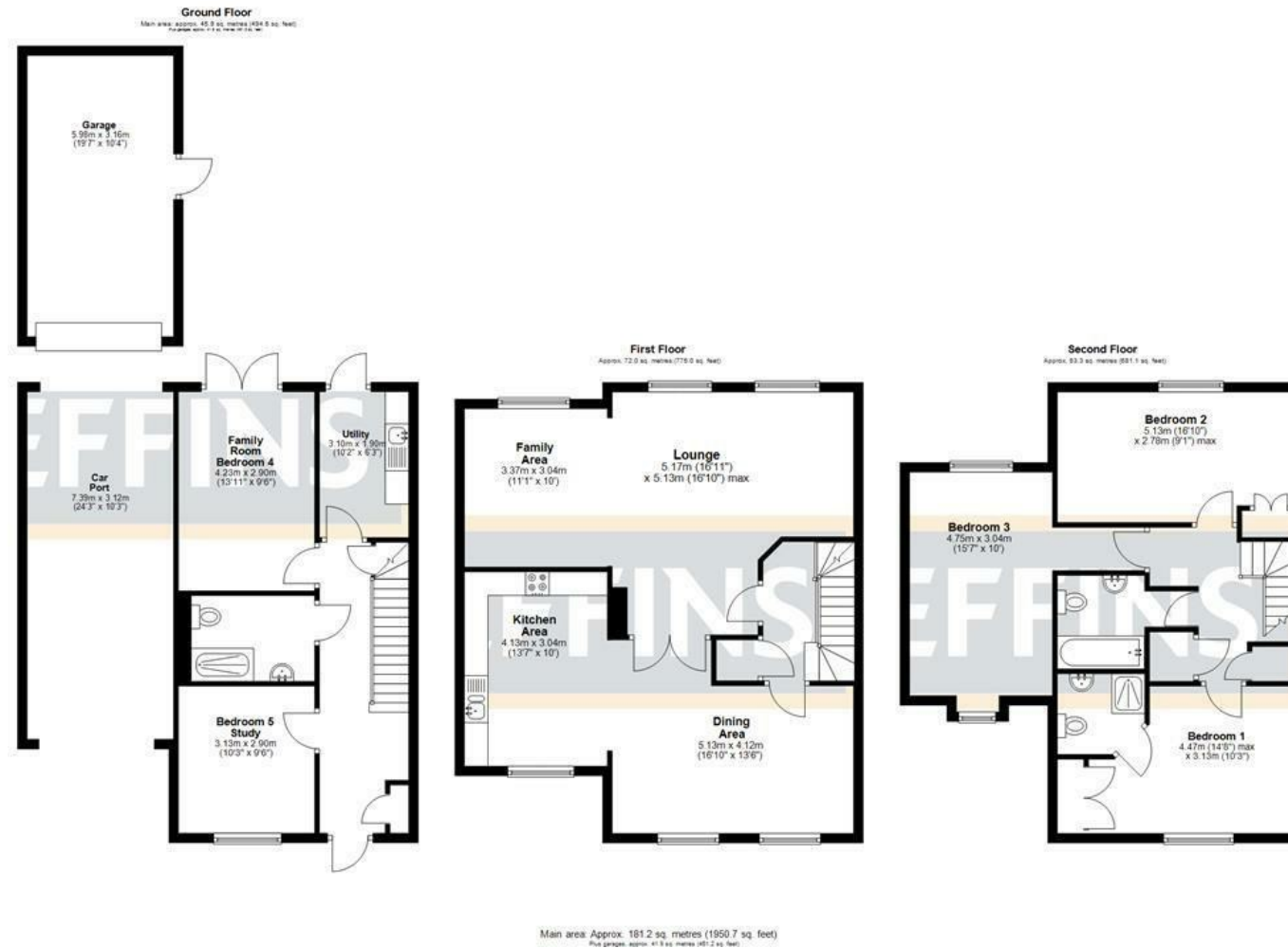


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £585,000
 Tenure - Freehold
 Council Tax Band - E
 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.

