



Douglas Court, Ely, CB7 4SE

**CHEFFINS**

# Douglas Court

Ely,  
CB7 4SE

 4
  3
  2

**Guide Price £525,000**

- End Terrace Townhouse
- 4 Bedrooms (1 ensuite)
- Open Plan Kitchen/Dining/Living Room
- First Floor Lounge
- Two Bathrooms
- Garden, Cartlodge & Parking
- Prime Location Close To City Centre
- Freehold / Council Tax Band D / EPC Rating C

A four bedroemed end terrace townhouse situated in a most attractive position within walking distance of the city centre and convenient for the country park, river and railway station.

Comprises on the ground floor, entrance hall, cloakroom and spacious open plan kitchen/dining/living room. On the first floor is the lounge, a double bedroom and family bathroom whilst on the second floor is the master bedroom with ensuite, two further bedrooms and another bathroom.

Outside is a low maintenance rear garden and the front has a pleasant outlook toward mature trees and a cartlodge and parking.





## 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, radiator.

## CLOAKROOM

With low level WC, wash basin, double glazed window to side, radiator.

## KITCHEN/DINING/LIVING ROOM

With a range of matching wall and base level storage units and drawers together with oak worktops, sink, space for range oven and extractor canopy, plumbing for washing machine and dishwasher, cupboard housing gas fired boiler, double glazed windows to front and rear and door to rear garden, oak flooring, radiator.

## FIRST FLOOR LANDING

With stairs to second floor.

## LOUNGE

With fitted gas fire with marble hearth, two double glazed windows to front with attractive outlook, radiator.

## BEDROOM 3

With double glazed window to rear, radiator.

## BATHROOM

With suite comprising low level WC, panelled bath, wash basin, shower cubicle, double glazed window to rear, radiator.

## SECOND FLOOR LANDING

With double glazed window on stairs to side giving a view of the Cathedral, access to loft, airing cupboard.

## BEDROOM 1

With double glazed window to front, fitted wardrobes, radiator.

## ENSUITE

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

## BEDROOM 2

With double glazed window to rear giving an attractive view, fitted wardrobes, radiator.

## BEDROOM 4

With window to rear giving an attractive view, radiator.

## BATHROOM

With suite comprising low level WC, panelled bath, wash basin, radiator.

## OUTSIDE

The front of the property has an attractive outlook towards a grassed area and mature Horse Chestnut trees fronting Prickwillow Road, A driveway shared with neighbouring properties leads to parking allocated to number 1 and a cartlodge providing undercover parking. Pedestrian access leads to an enclosed rear garden which is mainly paved together with a large storage shed.

## AGENT NOTES

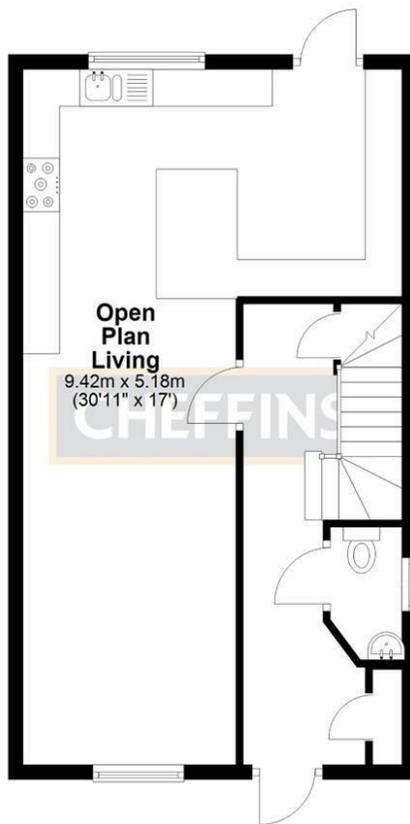
We understand there is annual service charge – currently in the sum of £371 in respect of the upkeep of all communal areas

## VIEWING ARRANGEMENTS

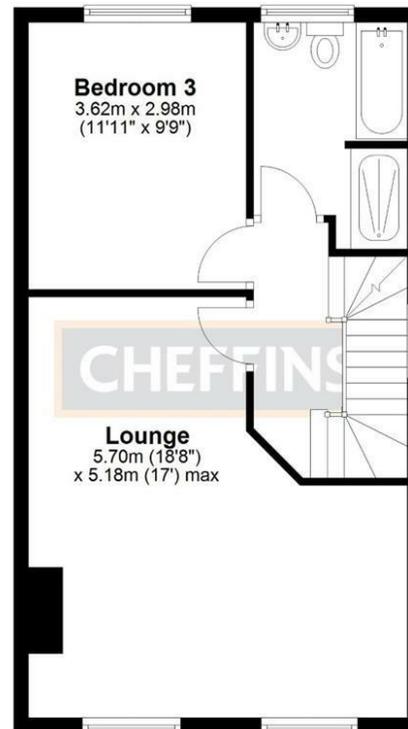
Strictly by appointment with the Agents.



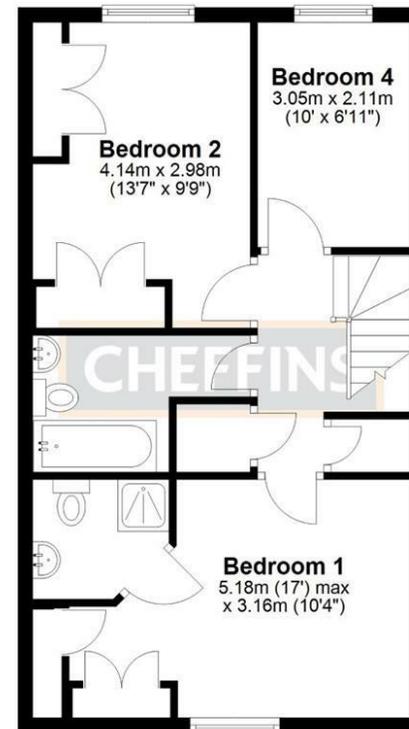
**Ground Floor**  
Approx. 48.8 sq. metres (525.4 sq. feet)



**First Floor**  
Approx. 48.8 sq. metres (525.4 sq. feet)



**Second Floor**  
Approx. 48.8 sq. metres (525.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		73	
(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 £525,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Total area: approx. 146.4 sq. metres (1576.2 sq. feet)

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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.