



Springhead Lane, Ely, CB7 4QY

CHEFFINS

# Springhead Lane

Ely,  
CB7 4QY

- No Forward Chain
- 3 Double Bedroom Detached Chalet House
- 2 Reception Rooms
- Ample Off Road Parking & Detached Double Garage
- Enclosed Rear Garden with Log Cabin
- Close to City Centre
- FREEHOLD / COUNCIL TAX BAND E / EPC RATING TBC

3 2 2

**Guide Price £595,000**



Cheffins offer to the market this deceptively spacious chalet home offering three double bedrooms and located in the popular City of Ely.

The property offers spacious accommodation over two floors to include a large dual aspect entrance hallway, separate dining room, ground floor cloakroom, lounge overlooking the rear garden, kitchen/breakfast room, utility room, 3 double bedrooms (ensuite to bedroom 1) and a family bathroom completing the accommodation.

Outside the property there is a generous driveway providing off road parking for 4 vehicles leading up to a detached double garage. To the rear there is an enclosed garden with gated access to the front with a log cabin that has power and light connected.

This property is offered for sale with no forward chain and is available to view by appointment only.



## LOCATION

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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**

Door to front, stairs leading to the first floor, storage cupboard and windows to the rear overlooking the garden.

**KITCHEN**

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integral double oven, four ring gas hob with extractor hood over, one and half bowl sink with mixer tap over, plumbing for dishwasher, space for a fridge / freezer, window to the side and rear.

**UTILITY ROOM**

Window to the front and door to side leading to the driveway, plumbing for washing machine, space for tumble dryer, stainless steel sink.

**DINING ROOM**

Window to the front and radiator.

**LOUNGE**

Doors to rear leading to the Garden, radiator and window to the side.

**GROUND FLOOR CLOAKROOM**

Fitted with a two piece suite comprising of low level WC, wash hand basin, window to front and radiator.

**FIRST FLOOR LANDING**

Airing cupboard housing the hot water tank, loft access and radiator.

**BEDROOM 1**

Window to the front and side, radiator and door to:

**ENSUITE**

Fitted with a four piece suite comprising of low level WC, pedestal wash hand basin, shower cubicle and panelled bath, radiator and window to the rear.

**BEDROOM 2**

Window to the rear and radiator.

**BEDROOM 3**

Window to the front and radiator.

**FAMILY BATHROOM**

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, panelled bath, window to the front and radiator.

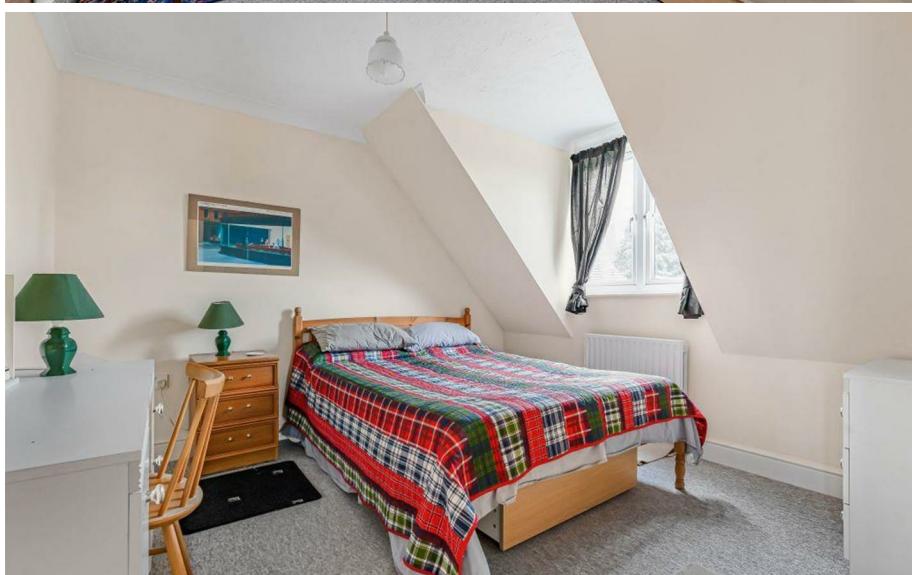
**OUTSIDE**

To the front of the property there is a driveway providing off road parking for 4 cars leading up to a double garage with electric sectional door with power and light connected, window and door to side providing access to the garden.

The rear garden is mainly laid to lawn with paved patio, log cabin with covered veranda with power and light connected and a retractable awning.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



**Energy Efficiency Rating**

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



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Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council



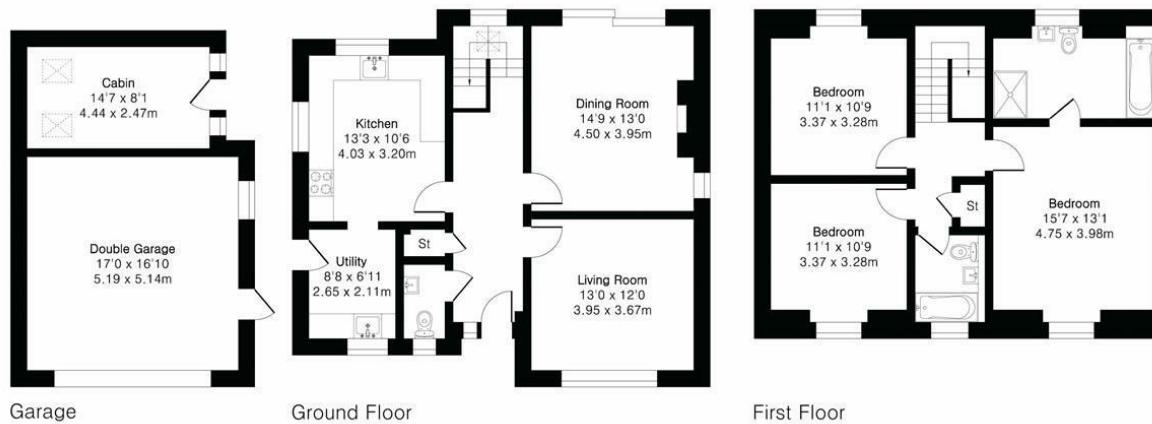


**Approximate Gross Internal Area 1487 sq ft - 138 sq m  
(Excluding Garage)**

Ground Floor Area 762 sq ft - 71 sq m

First Floor Area 725 sq ft - 67 sq m

Garage Area 415 sq ft - 39 sq m



Garage

Ground Floor

First Floor



PINK PLAN

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.

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.

