Fieldside, Ely, CB6 3AT

CHEFFINS

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3 1 2

Guide Price £270,000

- Cash Buyers Only
- No Upward Chain
- 3 Bedrooms
- Lounge & Separate Dining Room
- 195' (Approx) South/West Facing Rear Garden
- Gas Central Heating
- Period Terraced Home
- Popular Location
- Freehold / Council Tax Band B / EPC Rating D

** Cash Buyers Only - No Forward Chain **

Situated within a popular location convenient for the city centre, this period terraced home comprises entrance hall, lounge, separate dining room, rear lobby, cloakroom, 3 bedrooms and bathroom, together with useful loft room and south/west facing rear garden measuring approximately 195' in length. Benefits include gas central heating and double glazing and the property is offered for sale with no upward chain.

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, radiator.

LOUNGE
With double glazed window to front aspect, open tiled fireplace (currently sealed) with timber surround, radiator.

DINING ROOM
With open tiled fireplace (currently sealed) with timber surround, built-in cupboard and bookshelves, double glazed window to rear aspect, radiator.

KITCHEN
With a range of wall and base level storage units, work surfaces and drawers, built-in electric oven, hob and extractor hood, stainless steel sink unit and drainer, double glazed window to side aspect, radiator.

REAR LOBBY
With door to outside and space for fridge/freezer.

CLOAKROOM
With low level WC, hand wash basin, plumbing for washing machine, wall mounted gas fired boiler, double glazed window to side aspect.

FIRST FLOOR LANDING
With access to loft room via a pull-down ladder.

LOFT ROOM
With velux window to rear aspect, built-in cupboard and further cupboard with access to the water storage tank.

BEDROOM 1
With double glazed window to front aspect, cast iron fireplace (not used), radiator.

BEDROOM 2
With double glazed window to rear aspect, double airing cupboard and further wardrobe, radiator.

BEDROOM 3
With double glazed window to rear aspect, radiator.

BATHROOM
With low level WC, pedestal hand wash basin, panelled bath, double glazed window to front aspect, radiator.

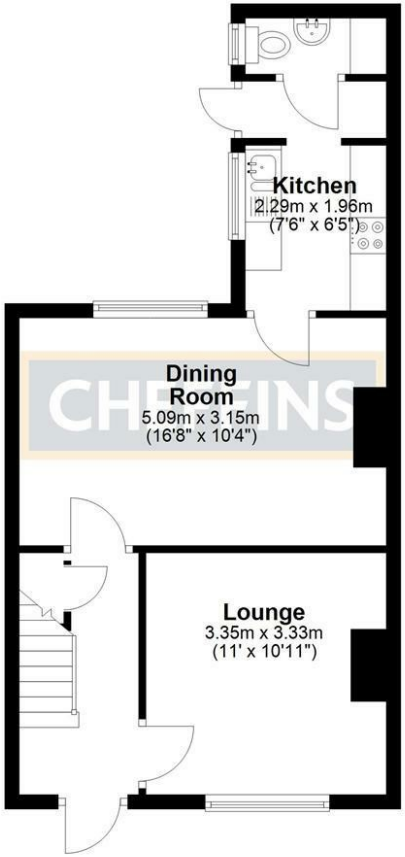
OUTSIDE
To the front of the property there is a small open plan garden. Gated pedestrian access across the rear of a neighbouring property leads to the back garden for number 41. The garden is currently overgrown but we understand is planted with a wide variety of ornamental shrubs and grasses. The garden offers tremendous scope with it facing in a south/westerly direction and measuring approximately 195' in length.

AGENTS NOTE
Please note: The property was subject to a fire in June 2024 and all necessary remedial works have been completed under an insurance claim.

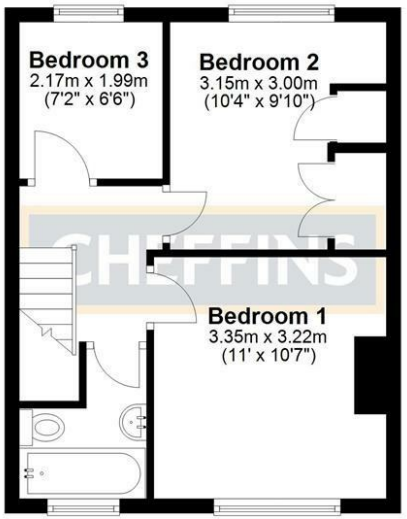
We have been informed that structural alterations were carried out to the roof before the current owner's period of ownership. These works have not been signed off under Building Regulations and may impact a lender's willingness to offer a mortgage on the property.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

Ground Floor
Approx. 41.7 sq. metres (449.1 sq. feet)

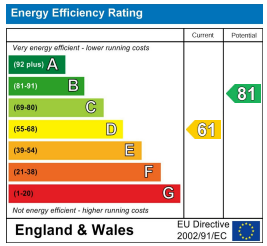


First Floor
Approx. 33.6 sq. metres (361.7 sq. feet)



Second Floor
Approx. 18.9 sq. metres (203.2 sq. feet)

Total area: approx. 94.2 sq. metres (1014.0 sq. feet)



Guide Price £270,000

Tenure - Freehold

Council Tax Band - B

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.