



Chapel Street, Ely, CB6 1AD

CHEFFINS

Chapel Street

Ely,
CB6 1AD

- Extended Semi Detached
- Sought after Central City Location
- 3 Bedrooms
- Superb Kitchen / Dining Room
- Further Dining Area & Lounge
- Refitted Bathroom
- Attractive Well Maintained Garden
- Convenient for Railway Station
- Freehold / Council Tax Band C / EPC Rating B

Located within a quiet yet highly sought after central city location this extended semi detached residence comprises entrance hall leading into utility with refitted cloakroom, superb extended kitchen/dining room with bi-fold doors onto garden, further dining area, lounge, 3 Bedrooms, refitted ensuite and attractive well maintained garden.

The property also benefits from environmentally friendly solar panels, storage battery and Air Source Heat Pump.

Properties in this prime location and Conservation Area are rarely available and therefore viewing is highly recommended.

3 1 3

Offers In Excess Of £495,000





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 aspect, oak flooring, fitted shelving and bench seat.

UTILITY ROOM

With plumbing for washing machine, space for tumble dryer, work top, oak flooring.

CLOAKROOM

Refitted with low level WC, vanity unit with wash basin, oak flooring.

KITCHEN / DINING ROOM

Two large skylight double glazed windows and bifold doors on to garden. Fitted with a range of painted wall and base level storage units and drawers with oak surfaces, double bowl ceramic sink unit with water filter and instant boiling water tap, Smeg range oven with induction hob and extractor hood, plumbing for dishwasher, island unit with oak top incorporating a breakfast bar with storage beneath including wine fridge, cupboard housing hot water cylinder, oak flooring. Leading into..

DINING AREA

With double glazed window to side aspect, stairs to first floor, oak flooring, radiator.

LOUNGE

With two double glazed windows to front aspect, decorative fireplace, built in shelving, oak flooring, radiator.

FIRST FLOOR LANDING

With shelved linen cupboard, access to loft that is boarded and has a ladder, radiator.

BEDROOM 1

With two double glazed windows to front aspect, fitted wardrobe, radiator.

BEDROOM 2

Double glazed window to rear aspect, radiator.

BEDROOM 3

Double glazed window to rear aspect, radiator.

BATHROOM

Refitted with vanity unit with side by side wash basins, bath with shower above, low level WC, double glazed

window to side aspect, heated towel rail.

OUTSIDE

To the front of the property there is a garden area with attractive paving, planted areas, bicycle shelter and wheelie bin storage. The rear garden is well screened at the back by mature trees and has an extended area of paved patio leading on to a lawn with well maintained borders and a pond. The rear corner of the garden has an attractive view of the west tower of Ely Cathedral. There is a further area of Garden housing a timber storage shed with power connected which could be used as a Studio together with a further general store.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

AGENTS NOTE

The property has the benefit of solar panels with a 4.8kw storage battery.

Heating is via an air source heat pump.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(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	

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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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.

