



Robins Close, Ely, CB6 3EG

CHEFFINS

Robins Close

Ely,
CB6 3EG

- Extended Semi Detached
- 3 First Floor Bedrooms
- Ground Floor Double Bedroom with Wet Room
- Spacious Lounge & Kitchen/Dining Room
- Attractive Mature Garden
- Driveway & Store
- Popular Cul De Sac Convenient for City Centre & Schools
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating TBC

An extended 4 bedroom semi detached property situated within a cul de sac forming part of a highly regarded location, convenient for the city centre and schools. The property is offered for sale with no upward chain and comprises entrance porch, lounge, kitchen/dining room, ground floor double bedroom with wet room, 3 first floor bedrooms and bathroom, together with driveway, store and attractive garden.

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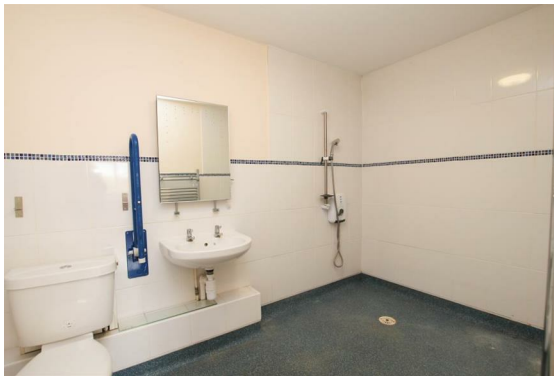
Guide Price £360,000





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 and double glazed window to front aspect, door to store and radiator.

LOUNGE

With double glazed window to front aspect, decorative fireplace (suitable for electric or gas fire), stairs to first floor, radiator.

KITCHEN / DINING ROOM

With double glazed window and French doors onto rear garden, ceramic double bowl sink, fitted with a range of wall and base level storage units, work surfaces and drawers, plumbing for washing machine, electric double oven, gas hob and extractor hood, radiator.

GROUND FLOOR BEDROOM 1

With double glazed window and door to rear garden, radiator.

WET ROOM

With shower, low level WC, wash basin, heated towel rail.

FIRST FLOOR LANDING

With access to loft, double glazed window.

BATHROOM

With double glazed window to rear aspect, low level WC, pedestal hand wash basin, panelled bath, heated towel rail.

BEDROOM 1

With double glazed window to front aspect with Cathedral view, built-in double wardrobe, radiator.

BEDROOM 2

With double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to front aspect with Cathedral view, built-in cupboard, radiator.

OUTSIDE

To the front there is a garden with slate chippings and a driveway providing off street parking. The original garage was converted in order to form the ground floor bedroom, however, the front section was retained as a useful store and has power and light connected, a sink unit and roller shutter door. The rear garden is an attractive feature of the property and offers a good degree of privacy and comprises an extended patio, lawns and established borders.

AGENTS NOTES

At the time of the ground floor extension the property owner also applied to add a further first floor bedroom which was not built and therefore offers the potential for a subsequent owner to do this (subject to confirmation that the original

planning permission is still in place).

For more information on this property please refer to the Material Information Brochure on our website.

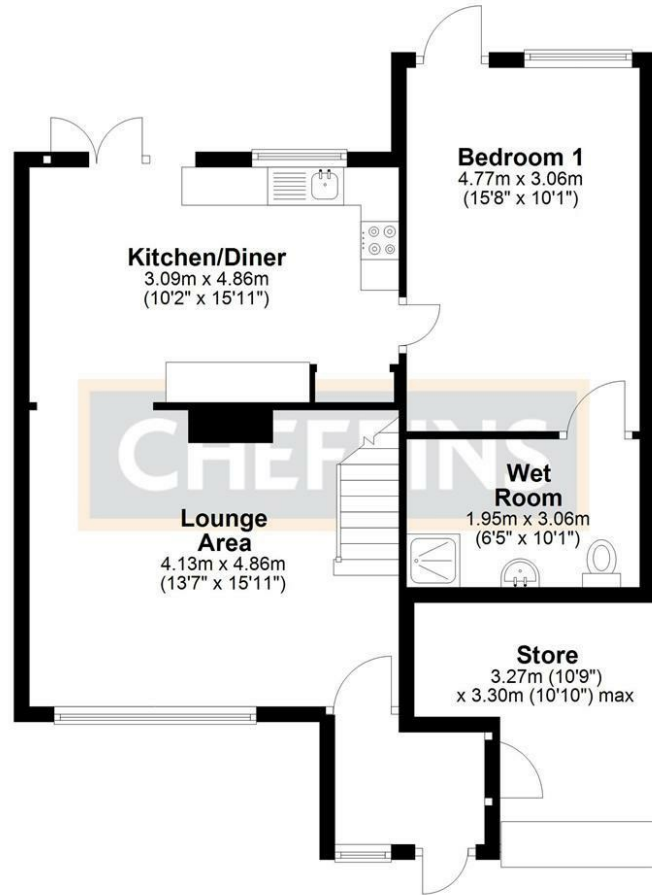
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



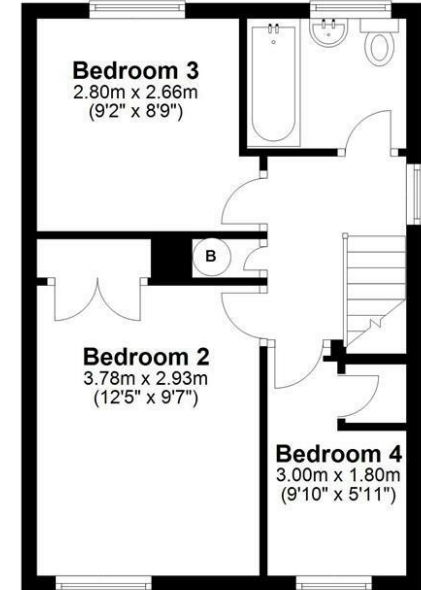
Ground Floor

Approx. 60.2 sq. metres (647.5 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 95.6 sq. metres (1029.3 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £360,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



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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.