



James Essex Drive, Ely, CB6 1BX

CHEFFINS

James Essex Drive

Ely,
CB6 1BX

- Sought After Location
- Detached Bungalow
- 2 Bedrooms
- Generous Plot
- Garage & Long Driveway
- Some Improvement Required
- No Upward Chain

An exceptional chance to acquire a two-bedroom detached bungalow nestled on a serene cul-de-sac in a highly coveted location.

Available with no onward chain, the property features an entrance porch, hallway, spacious living room, kitchen/diner, a sunroom, two double bedrooms, and a well-appointed bathroom.

Situated at the heart of an expansive plot, the property boasts front and rear gardens, along with the added convenience of a garage and an extended driveway.

While the interior may benefit from some cosmetic enhancements, this property represents a rare opportunity in an esteemed neighborhood. We strongly recommend an internal viewing to fully appreciate its potential.



Guide Price £330,000





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 PORCH

Step into the property through the double-glazed entrance porch.

ENTRANCE HALL

Upon entry, you'll find the welcoming entrance hall, offering access to the loft space and featuring a radiator.

LIVING ROOM

The living room is bathed in natural light from the front-facing double-glazed window, with a gas fireplace and radiator.

KITCHEN / DINER

The kitchen/diner overlooks the private rear garden through a double-glazed window. It's equipped with a range of eye and base level storage units, complemented by work surfaces. Features include a 1¼ inset sink, a 4-ring gas hob with an integrated double oven and extractor hood. Ample storage space is available, including a handy storage cupboard. There is also room for a dining table and chairs.

SUN ROOM

Located off the kitchen, the sunroom has double-glazed windows and opens to the rear garden via sliding doors. It also provides access to the garage.

BEDROOM 1

A double bedroom with a double-glazed window to the front and a radiator.

BEDROOM 2

Another double bedroom with a rear-facing double-glazed window and a radiator.

BATHROOM

The bathroom features a larger-than-average shower cubicle, wash hand basin, and a low-level WC. You'll also find a heated towel rail, extractor fan, and an obscured double-glazed window to the rear.

OUTSIDE

This property boasts a generous plot, with gardens both in the front and rear.

Access the property via a long driveway from James Essex Drive, providing ample off-road parking for multiple vehicles. The driveway leads to the single garage with an up-and-over-style door. The front garden features lawns and mature hedges that enhance privacy.

The rear garden is private and it offers a spacious lawn area with mature borders adorned with shrubs and plants.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - D

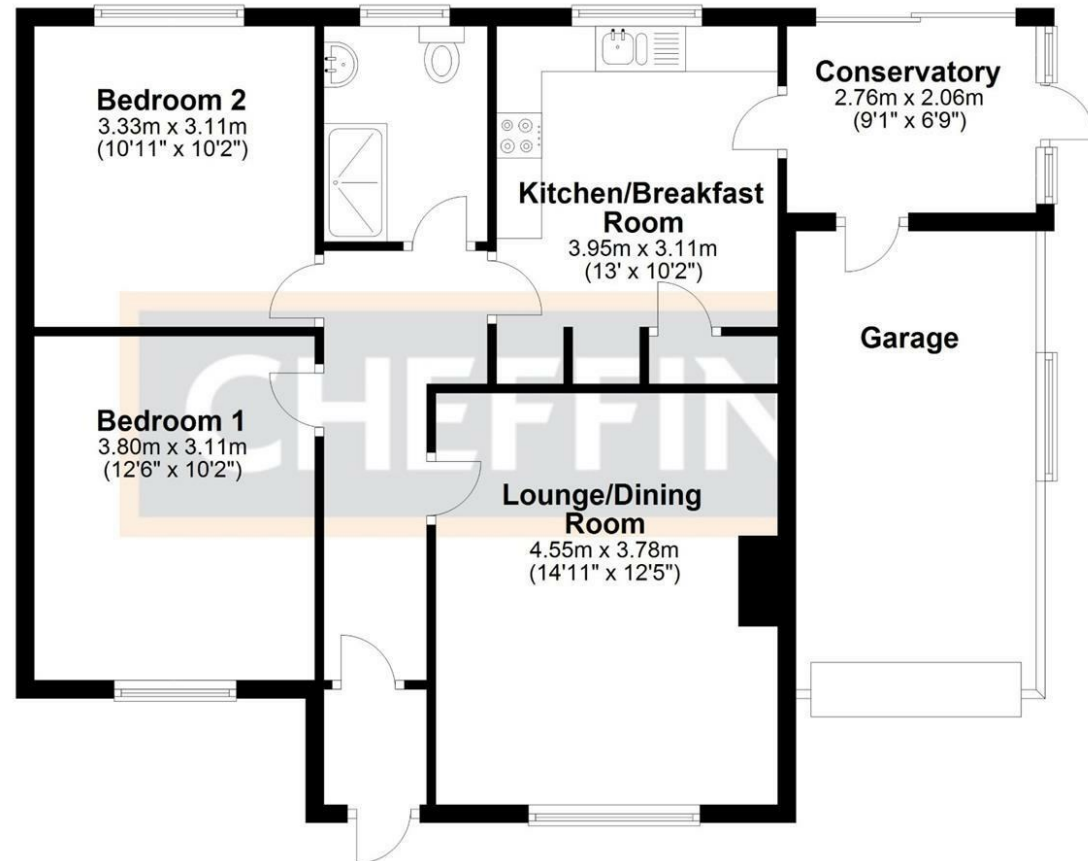
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Ground Floor

Approx. 72.3 sq. metres (777.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £330,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Total area: approx. 72.3 sq. metres (777.9 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.