



9 Chapel Street, Ely, CB6 1AD



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Nestled in the heart of Ely, this delightful Grade II listed semi-detached home offers a rare combination of historic character and modern convenience. Located on the sought-after Chapel Street, the property enjoys views of Ely Cathedral and is just steps from the vibrant city centre.

Step inside to discover a thoughtfully arranged interior. The ground floor features a living room with a fully functioning feature fireplace, elegant cast iron radiators, and classic shutters that elevate the home's timeless charm. A separate dining room with clever storage leads to a well-equipped kitchen with side access to the garden, while a cleverly designed shower room with slide-away doors maximises space and functionality. The third bedroom, located on the ground floor, doubles as a flexible home office or Guest room and benefits from direct access to the shower room—creating a convenient ensuite setup. Upstairs, there are 2 bedrooms (one of which enjoys commanding views of the Cathedral), including a principal bedroom with a high-quality ensuite and room enough to take a king size bed with space to spare. Outside, a well-maintained courtyard garden offers a peaceful retreat—perfect for morning coffee or evening relaxation. Additional highlights include high-speed broadband, a recently installed boiler, and the unbeatable location just moments from Ely's shops, cafes, and cultural landmarks. Ely is a charming cathedral city with a good range of day to day facilities, excellent sporting activities, schools catering for all age ranges, including the renowned King's School, and a mainline railway station with regular services to Cambridge and London. EPC D Council Tax B

## Features

- Gigabit Internet line (Currently Virgin)
- Permitted on street parking for low annual cost
- Philips hue smart lighting throughout - lighting can be different brightness/hue throughout the house
- Air conditioning from air to air heat pump
- Heritage features including cast iron radiators, feature fireplaces, sash windows, traditional light switches, farrow and ball colour pallet, buff brick exterior
- Recently fitted bathrooms with premium JTP brushed brass hardware, non slip Mira shower trays and built in storage cabinet with shaver socket (upstairs) and shaver socket (downstairs)
- Kitchen - oven with built in air fryer, induction hobs (both installed within last 2 years), and built in area to install microwave, solid oak worktops with ceramic draining board, butler sink









About 64.2 m<sup>2</sup> ... 692 ft<sup>2</sup>

All dimensions / floor plans are approximate and should not be relied upon.

## TENURE

## SERVICES

Water, Electricity and Drainage.

## LOCAL AUTHORITY

East Cambs

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

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