



Asking Price £499,950

Freehold

161 Columbine Road, Ely, Cambridgeshire, CB6 3WL

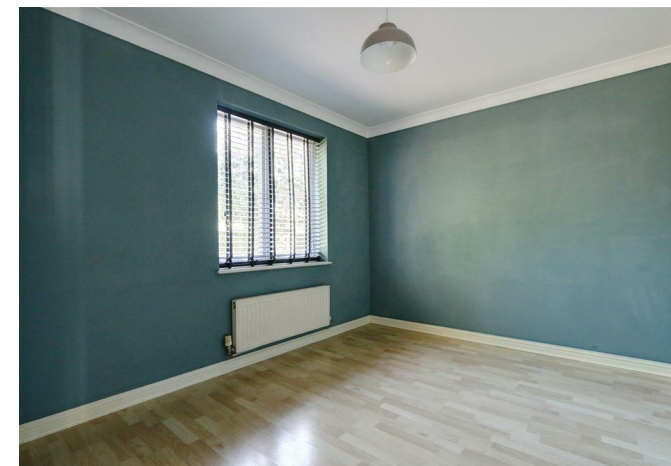
Modern 4 bedroom detached house in highly regarded, established city location.

The property is situated towards the north end of Columbine Road and is particularly well placed for access to the city centre, primary and secondary schools and Ely leisure, a complex on the western outskirts of the city, which includes various eating establishments, cinema, sports centre, swimming pool together with sporting activities including golf, squash and tennis. The accommodation arranged over two floors, in brief, comprises:- entrance hall, cloakroom, sitting room, dining room, conservatory and kitchen at ground floor level, 4 bedrooms and 2 bath/shower rooms (1 en suite) at first floor level. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is a single garage and off road parking for 2 cars and a good, sized, fully enclosed garden. The Council Tax rating is currently Band D and the EPC rating is currently Band C. For those wishing to complete quickly the property offers immediate possession with the benefit of not having an onward chain.

Ely offers a good range of day-to-day amenities, several weekly markets and a mainline railway station with services to Cambridge, London, Birmingham and the north.

Features

- Modern Detached Family House
- Highly Regarded Established Location
- Easy Access to Ely Leisure Village
- 2 Reception Rooms & Conservatory
- Kitchen & Cloakroom
- 4 Bedrooms & 2 Bath/Shower Rooms
- Gas Fired Radiator Heating (New Boiler January 2025)
- Good sized Enclosed Garden
- Single Garage & Parking For 2 Cars
- NO ONWARD CHAIN





Entrance Hall:

Stairs to first floor with storage cupboard under.

Cloakroom:

Low level WC and pedestal wash basin.

Kitchen:

Tiled floor, sink unit, range of matching base and wall cabinets, door to rear garden, cupboard housing the gas boiler, integrated dishwasher, fridge/freezer, double oven and 4 ring gas hob with extractor fan over. Freestanding washing machine.

Sitting Room:

Dual aspect and French doors to:-

Conservatory:

Tiled floor and French doors to rear garden.

Dining Room:

FIRST FLOOR:

Landing:

Loft hatch to roof space and airing cupboard with hot water cylinder.

Bedroom 1:

Built in wardrobes and door to:-

En Suite Shower Room:

Low level WC, vanity wash basin and shower cubicle.

Bedroom 2:

Built in wardrobes.

Bedroom 3:

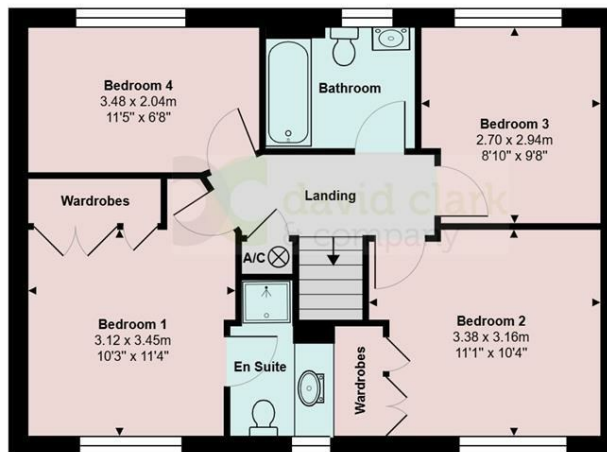
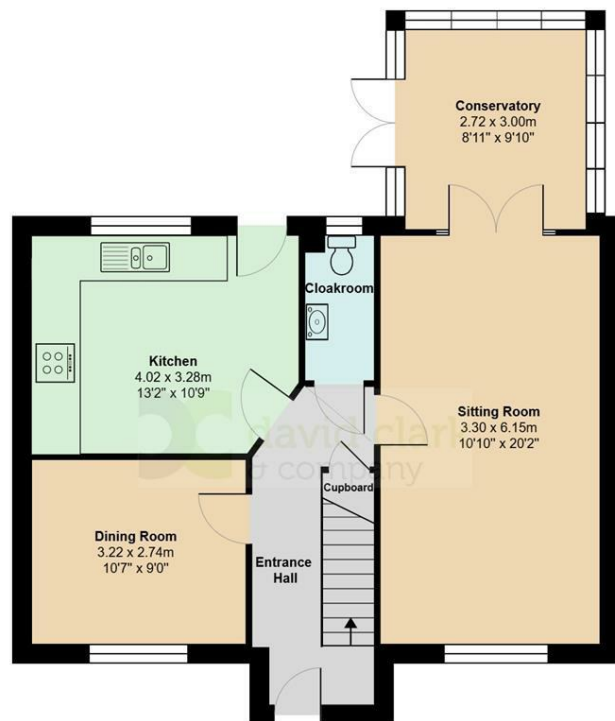
Bedroom 4:

Bathroom:

Low level WC, pedestal wash basin and panelled bath with mixer tap and shower attachment.

OUTSIDE:

The property is set back from the road behind an established hedge and a block paved driveway. There is an open plan garden area to the front and parking to the side for 2 cars and access to a Single Garage 5.08m x 2.60m (16'7" x 8'6") with up and over door to front, power and light. A good sized garden to the rear is enclosed by walling and fencing and contains an area of lawn, shrub beds, large decked area, paved terrace and a garden shed.



About 115.6 m² ... 1245 ft²

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

TENURE

Freehold

SERVICES

All Main Services Connected.

LOCAL AUTHORITY

East Cambridgeshire District Council

COUNCIL TAX BAND

D

Directions to the property using What3Words.
Enter the following link in your browser then click Waze
or Google Maps:

<https://w3w.co/fermented.blubber.scripted>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-34) E	
(21-38) F		(11-28) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX

01353 665020

sales@clarkhomes.co.uk

clarkhomes.co.uk

