21 Fieldside, Ely, Cambridgeshire, CB6 3AT

david clark
& company

Extended semi-detached house with a large, south facing garden.

A non-estate semi-detached house situated in a Highly Regarded City Location extremely well placed for access to the city centre. Arranged over two floors the accommodation, in brief, comprises:- entrance hall, sitting/dining room, family room, kitchen, rear lobby and shower room at ground floor level, landing, 3 bedrooms, the third one of which as a useful adjoining dressing/snug area, and a bathroom at first floor level. Heating is gas fired to radiators and the windows are sealed unit double glazed.
There is off road parking to the front and a large, fully enclosed, south facing garden to the rear. Mains water, electricity, gas and drainage are connected to the property. The Council tax rating is currently Band C and the EPC rating is currently Band E.

Ely is a charming cathedral city with a good range of day-to-day facilities, schools catering for all age ranges, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London, which is just over an hour's journey. The property is conveniently situated for access to the railway station, city centre, cathedral, the highly regarded independent school, King's Ely, mini supermarket, public house and doctors surgery.

Features

- Extended Older Style Semi-Detached House
- Highly Regraded City Location
- Large South Facing Rear Garden
- Spacious Sitting/Dining Room & Family Room
- Kitchen, Rear Lobby & Ground Floor Shower Room
- 3 Bedrooms & Bathroom
- Gas Fired Radiator Heating
- Off Road Parking to Front

Entrance Porch:
Door to:-

Entrance Hall:
Stairs to first floor with storage cupboard under.. Door to:-

Kitchen:
Dual aspect, range of matching base and wall cabinets, sink unit, worksurfaces, door to family room and open access to:-

Sitting/Dining Room:
Bay window to front aspect, exposed timber floor, gas fire with back boiler and French doors to:-

Family Room:
Tiled floor, skylight window and door to:-

Rear Lobby:
Worksurface, door to rear garden and door to:

Shower Room:
tiled floor, low level WC, wash hand basin and shower cubicle.

FIRST FLOOR:

Landing:
Linen Cupboard and exposed timer floor.

Bedroom 1:
Exposed timber floor.

Bedroom 2:
Exposed timber floor and loft hatch to roof space.

Bedroom 3:
Exposed timber floor and steps down to:-

Dressing/Snug Area:
Exposed timber floor.

Bathroom:
Exposed timber floor, panelled bath, low level WC and pedestal wash basin.

OUTSIDE:
A block paved area to the front of the house, bordered by flower and shrub beds, provides off road parking and there is gated pedestrian access to the side leading to the rear garden. A wonderful, established garden to the rear is enclosed by fencing and hedging and enjoys a good level of privacy and seclusion. Benefitting from a delightful southerly aspect the garden contains a large area of lawn, variety of trees, various flower and shrub beds, paved and gravelled areas and 2 garden sheds.

About 109.5 m² ... 1179 ft²

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

TENURE
Freehold

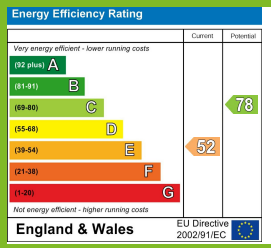
SERVICES
Mains Water, Electricity and Drainage connected.

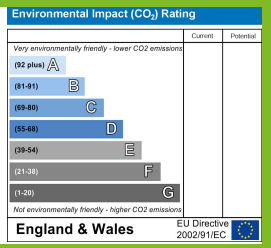
LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
C

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

https://w3w.co/gift.late.coping





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