



40 West Fen Road, Ely
Ely

RICHARD
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ESTATE AGENTS 

£625,000

40 West Fen Road

Ely

A beautifully presented period detached home situated within the heart of the city and walking distance to the station and offered for sale with no upward chain. Comprises entrance hall, lounge, separate dining room, kitchen/breakfast room, rear hall, boot room, modern ground floor shower, 3 double bedrooms (master with modern ensuite) and refitted bathroom, Outside there is a garden/large gravelled yard area which provides extensive parking, together with open fronted barn measuring 29' x 15' with potential to create office space, study or annex (subject to obtaining planning consent).

The property was renovated in recent years to provide a superb blend of modern facilities and stunning character features including fireplaces, quarry tiled and brick floors, exposed brick walls, beams and posts and viewing is highly recommended.

- Superbly Presented Detached Home
- Close To City Centre
- 3 Double Bedrooms (1 With Modern En-Suite)
- Spacious Lounge & Separate Dining Room
- Refitted Kitchen, Bathroom & Ground Floor Shower Room
- Wealth Of Character Features
- Extensive Parking & 29' x 15' Barn
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating C



Entrance Hall

With door to front aspect, stairs to first floor, exposed brick walls, vertical radiator.

Lounge

With double glazed window to front aspect and French doors to rear, under stairs storage cupboard, ornamental cast iron fireplace (not used) with decorative surround, 2 radiators.

Dining Room

With quarry tiled floor, double glazed window to front aspect and large glazed screen to rear, ornamental cast iron fireplace (not used) with decorative surround, feature glass brick wall, exposed beams and brick wall, 2 replacement radiators.

Kitchen/Breakfast Room

With double glazed windows to front and rear aspects, quarry tiled floor, fitted with a range of matching wall and base level storage units, work surfaces and drawers, range oven with extractor canopy, integrated dishwasher and washing machine, space for fridge/freezer, former brick fireplace with oak bressumer (fireplace is sealed), exposed oak beams and post, island unit with breakfast bar, cupboards and drawers, replacement radiator.

Rear Hall

With brick floor and feature glass brick wall.

Boot Room

With door to outside and 2 double glazed windows, patterned tiled floor, replacement radiator.

Shower Room

With modern suite comprising shower cubicle, vanity unit with wash basin, low level WC, double glazed window to rear aspect, patterned tiled floor, heated towel rail



Landing

With 2 double glazed windows to rear aspect, exposed posts and replacement radiator.

Bedroom 1

With double glazed window to rear aspect, cast iron fireplace with exposed brick chimney breast (fireplace not used), wardrobe with automatic light, replacement radiator.

En-Suite

With modern suite comprising vanity unit with wash basin, shower cubicle, high level WC, patterned tiled floor, heated towel rail.

Bedroom 2

With double glazed window to front aspect, access to loft, exposed posts, vertical radiator.

Bedroom 3

With double glazed window to front aspect, access to loft, exposed brick wall, vertical radiator.

Bathroom

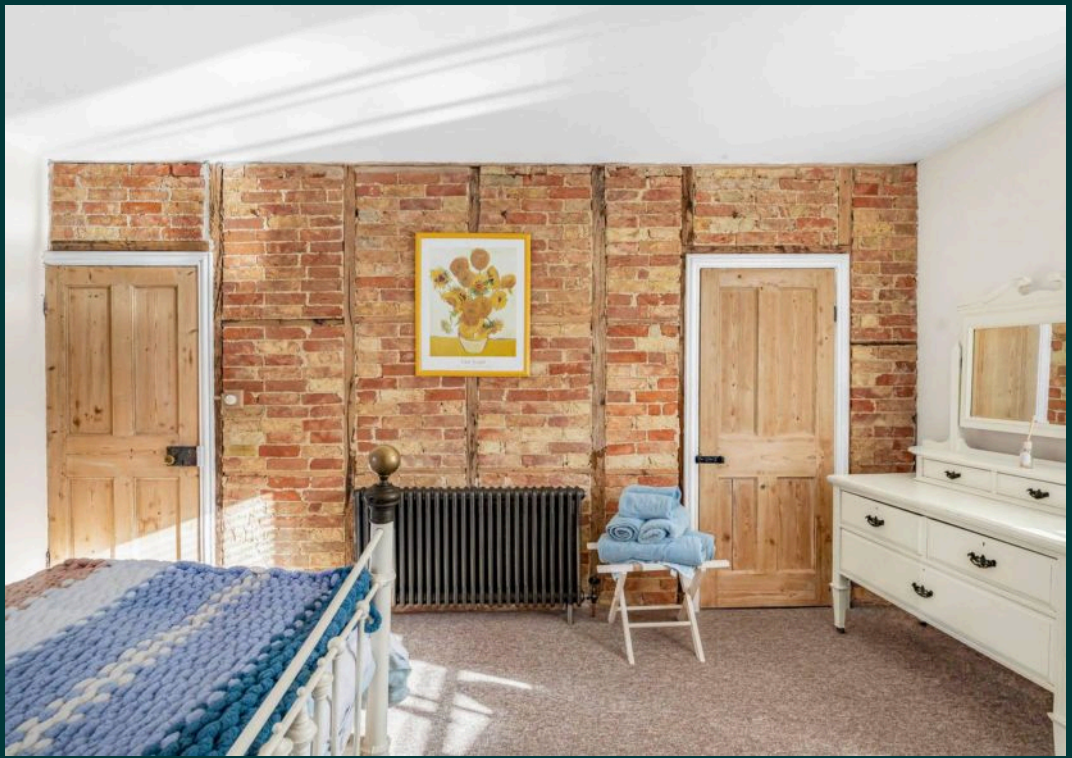
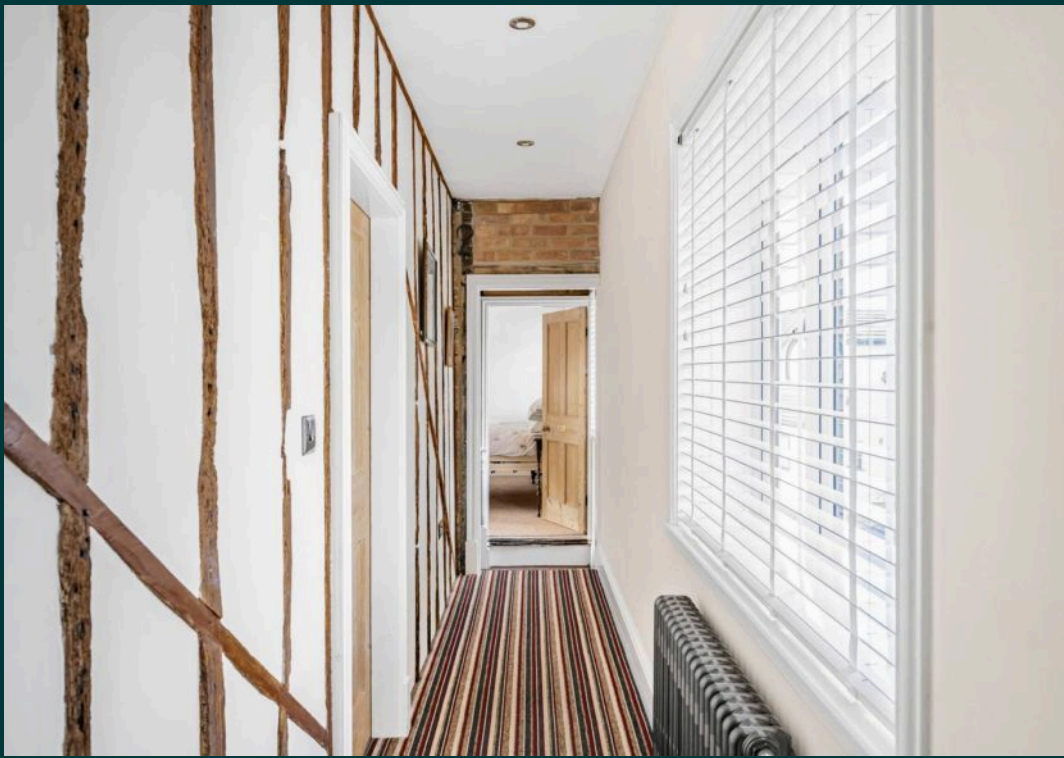
Refitted with suite comprising high level WC, roll-top bath, separate shower cubicle, vanity wash basin, double glazed window to rear aspect, patterned tiled floor, heated towel rail.

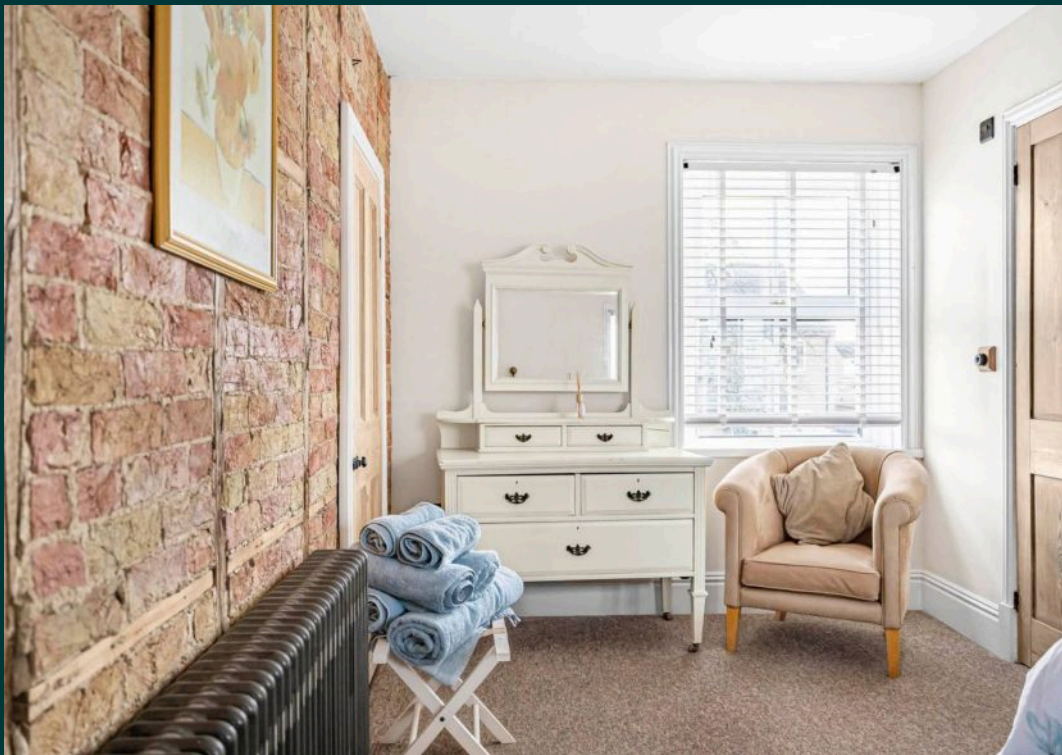


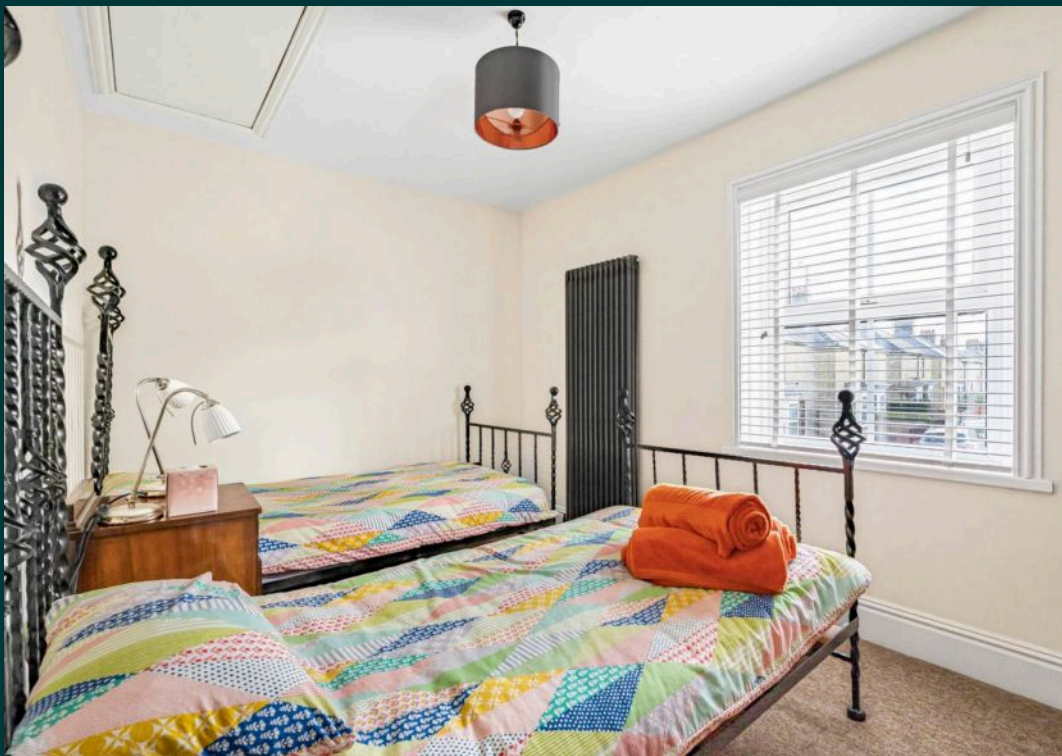
GARDEN

To the side of the property there is vehicular access leading to a large gravelled yard providing extensive off street parking and leading to an open fronted barn measuring 29' x 15'. The barn could offer scope to be converted into an office, studio or potentially a small annex (subject to obtaining planning consent). Adjoining the rear of the lounge there is a small garden area, however, a larger garden could be created within the gravelled yard.













Approximate Gross Internal Area 1938 sq ft - 179 sq m

Ground Floor Area 767 sq ft – 71 sq m

First Floor Area 703 sq ft – 65 sq m

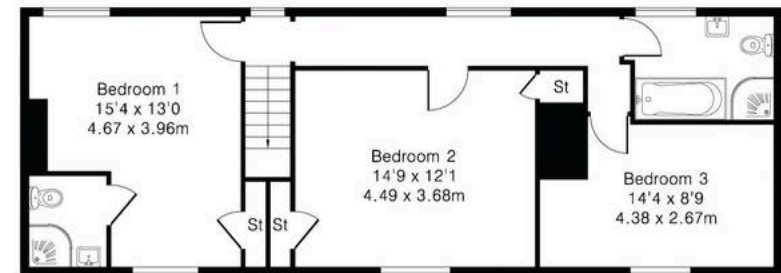
Outbuilding Area 468 sq ft – 43 sq m



Outbuilding



Ground Floor



First Floor



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