



Chapel Street
Ely, CB6 1AD
Guide Price £275,000

Chapel Street, Ely, CB6 1AD

This two-bedroom Grade II listed home offers breath-taking views of Ely Cathedral and enjoys a prime location in the city centre.

Originally a public house, this unique property brims with charm and character. The accommodation includes a spacious living room, a kitchen with a breakfast area, and a landing that could serve as an office space. It also features two bedrooms and a bathroom.

Outside, there is a private courtyard-style garden, perfect for outdoor seating.

Such properties, combining superb location and rich character, are rarely available. Viewing is highly recommended.

Council Tax B (East Cambridgeshire)
EPC E

Accommodation Details:

Front entrance door through to the:

Kitchen/Diner 13'7" x 9'0" (4.15 x 2.76)

Modern fitted kitchen with a range of eye and base level fitted storage units with marble working surfaces over, tiled splash back areas, stainless steel sink and drainer with mixer tap, built in oven and ceramic hob with extractor hood above. Space and plumbing for washing machine and fridge. Tiled flooring and glazed door out to the rear garden.

Living Room 18'7" x 11'1" (5.67 x 3.38)

With featured bricked fireplace, TV connection point, spiral staircase rising to the first floor and windows to the front aspect.

First Floor Landing

Access to loft and window to the side aspect.

Bedroom 1 11'5" x 10'8" (3.50 x 3.26)

Double bedroom with featured fireplace, storage cupboard, radiator, window to the side and front aspect with stunning views of the cathedral.

Bedroom 2 9'3" x 7'2" (2.84 x 2.19)

With radiator and window to the rear aspect.

Study 11'7" x 7'0" (3.54 x 2.15)

With window to the front aspect.

Bathroom

Three piece suite comprising of a low level WC, wash basin, panelled bath with wall mounted shower and glass screen, tiled walls and flooring.

Outside

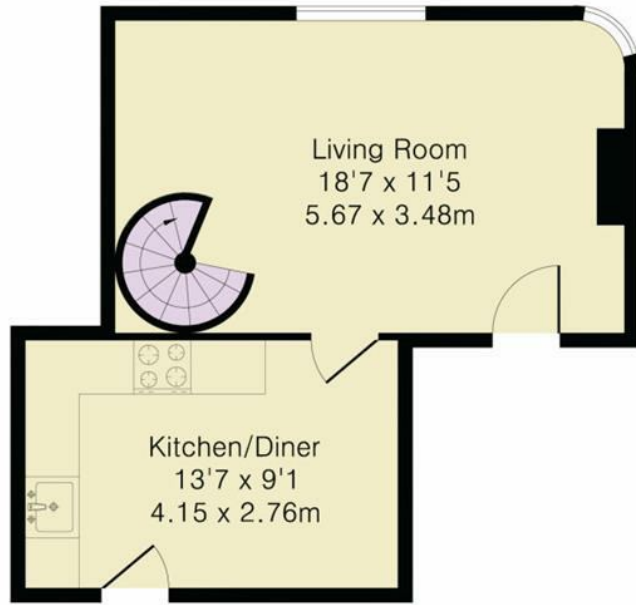
Courtyard style rear garden with outdoor lighting.

PROPERTY INFORMATION:

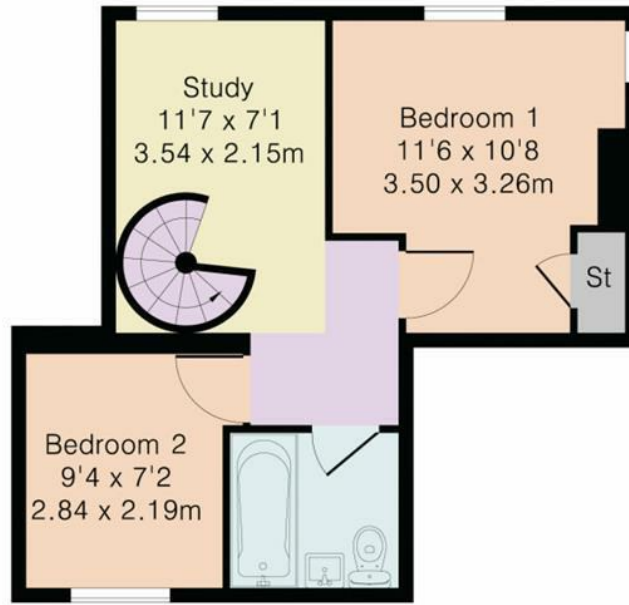
- Maintenance fee - N/A
- EPC - E
- Tenure - Freehold
- Council Tax Band - B (East Cambs)
- Property Type - End Terraced
- Property Construction – Standard
- Number & Types of Room – Please refer to the floorplan
- Square Meters - 61 SQM
- Parking – N/A
- Electric Supply - Mains
- Water Supply – Mains
- Sewerage - Mains
- Heating sources - Gas
- Broadband Connected - TBC
- Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload
- Mobile Signal/Coverage – Likely
- Rights of Way, Easements, Covenants – None that the vendor is aware of



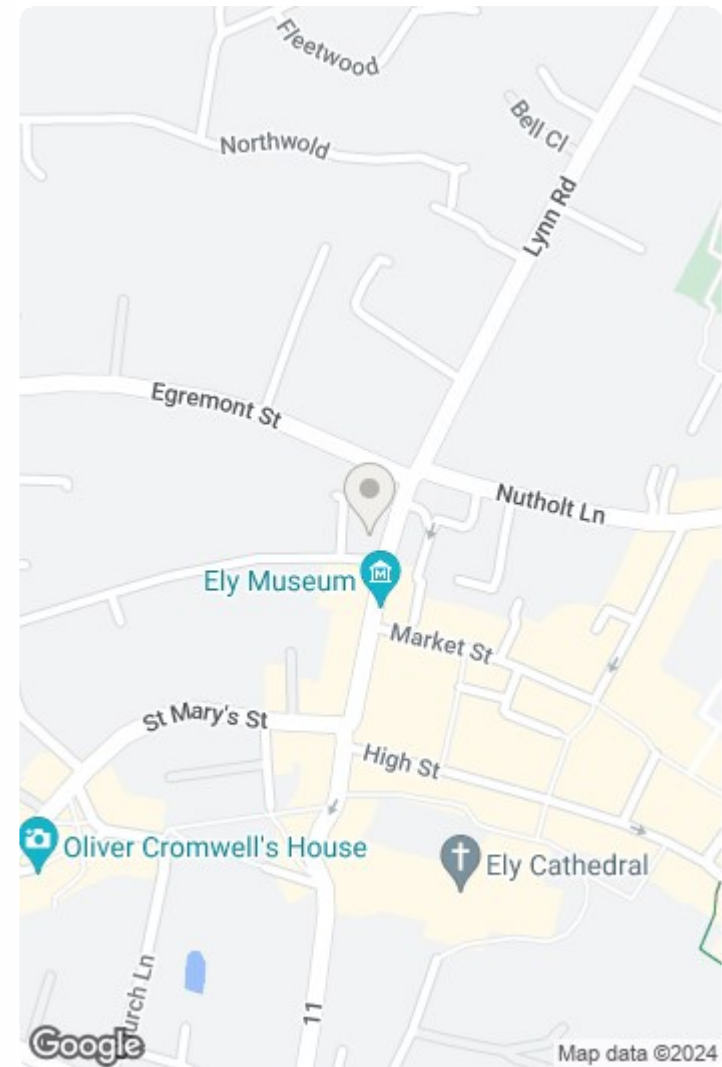
Approximate Gross Internal Area 676 sq ft – 62 sq m
 Ground Floor Area 338 sq ft – 31 sq m
 First Floor Area 338 sq ft – 31 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	A	87	44	Very environmentally friendly - lower CO ₂ emissions	A		
	B				B		
	C				C		
	D				D		
	E				E		
	F				F		
Not energy efficient - higher running costs	G			Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

