



## Railway Cottages, Lynn Road, Chettisham CB6 1RX

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## Railway Cottages, Lynn Road, Chettisham, Ely, Cambridgeshire CB6 1RX

A charming and recently renovated three bedroom cottage situated off a private lane in this small hamlet close to Ely. The property has the potential to extend on its generous plot subject to the usual planning permissions. No upward chain.

- Family Room & Sitting Room
- Recently Fitted Kitchen/Breakfast Room
- Downstairs Bedroom Three
- Cloakroom
- Two First Floor Bedrooms
- Newly Fitted Bathroom
- Off Road Parking for up to Four Vehicles (Depending on size)
- Generous Plot
- Newly Installed Electrics, Plumbing and Gas Central Heating

**Guide Price: £315,000**





**CHETTISHAM** is a small hamlet, which is situated about 2 miles from the Cathedral City of Ely which offers excellent shopping, schooling and sporting facilities.

**SITTING ROOM** 16'3" x 10'9" (4.95 m x 3.28 m) Two UPVC windows to front aspect, feature fireplace and surround, radiator.

**DINING ROOM/FAMILY ROOM** 12'0" x 10'0" (3.65 m x 3.05 m) Two feature windows to side aspect, main door to property, radiator, stairs leading to first floor and door leading to:

**KITCHEN/BREAKFAST ROOM** 14'7" x 8'10" (4.45 m x 2.70 m) A recently fitted kitchen comprising a range of base and wall units with worktop over and tiled splash backs. Fitted electric hob, electric oven, built in dishwasher and sink with mixer tap over. Plumbing for washing machine and space for fridge freezer. UPVC window to side aspect and UPVC patio doors opening to decking to the rear garden.

**BEDROOM THREE** 14'5" x 6'5" (4.40 m x 1.95 m) With UPVC window to rear aspect, radiator.

**CLOAKROOM** Positioned under the stairs and fitted with a two piece suite comprising of low level WC and wash hand basin with tiled splash back.

#### FIRST FLOOR LANDING

**BEDROOM ONE** 13'0" x 9'9" (3.95 m x 2.98 m) UPVC window to side aspect, radiator and built in cupboard.

**BEDROOM TWO** 10'10" x 8'9" (3.30 m x 2.67 m) UPVC window to side aspect and single radiator

**BATHROOM** Recently fitted with a new three piece suite comprising of bath, low level WC and wash hand basin, towel rail. Tiled splash back and UPVC window to front.

**EXTERIOR** The property is situated in a small hamlet approximately two miles outside of Ely and is positioned off a small private lane shared with one other home.

To the front, there is a gravel driveway leading to the property with a lawned area and established plant and shrub borders. A side covered area over the front door leads to the rear garden.

The rear garden has been recently landscaped with a large decking area directly behind the property, recently laid lawn and a planted wild flower meadow to the rear. The property backs onto countryside and offers an excellent level of privacy.

**Tenure** The property is Freehold

**Council Tax** Band B **EPC** C (77/86)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/6938







Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.