



Sycamore Lane, Ely, CB7 4TP

**CHEFFINS**

## Sycamore Lane

Ely,  
CB7 4TP

Modern end of terrace house in cul-de-sac location. Accommodation comprises entrance hall, kitchen, living room, two bedrooms and bathroom. Enclosed rear garden, garage and driveway. Available: 05/05/2026. Deposit: £1,269. Holding fee: £253. Council tax band: B. EPC: C

### LOCATION

Ely is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

2 1 1

**£1,100 PCM**



**ENTRANCE HALL****LIVING ROOM**

with bay window and window seat.

**KITCHEN/BREAKFAST ROOM**

with built-in electric oven, gas hob and extractor. door to rear garden.

**BEDROOM**

with custom made fitted wardrobes.

**BEDROOM**

with built-in cupboard.

**BATHROOM**

with WC, hand basin and bath with shower attachment over.

**OUTSIDE**

To the rear, there is an enclosed garden with patio area. Personnel door to the garage. to the side of the property, there is a driveway leading to the garage.

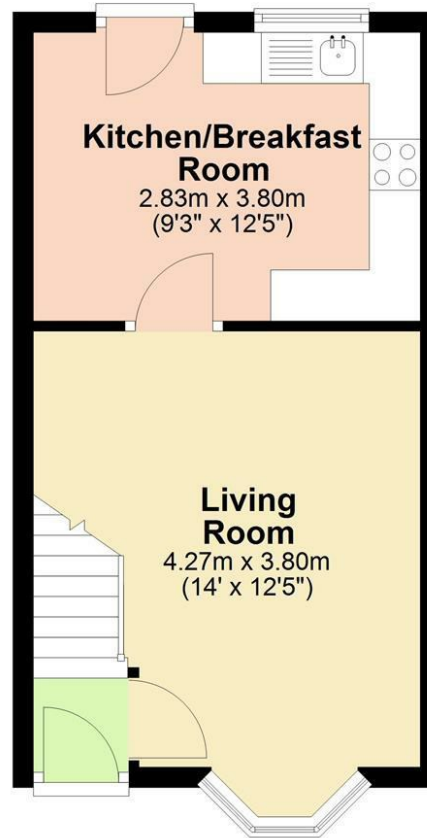
**LETTING AGENTS NOTES**

For more information on this property please refer to the Material Information brochure on our Website.



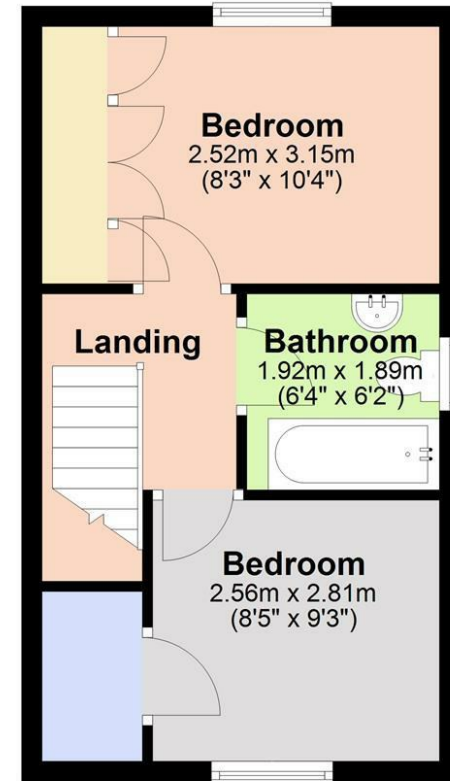
### Ground Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



### First Floor

Approx. 28.1 sq. metres (302.2 sq. feet)



Total area: approx. 55.5 sq. metres (597.8 sq. feet)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.

