



High Street Back, Ely, CB7 4WH

CHEFFINS

High Street Back

Ely,
CB7 4WH

A spacious two bedroom first floor flat located above a shop in the heart of Ely. Comprising entrance hall, kitchen/dining room, living room, two bedrooms (en-suite to master), storage cupboard and bathroom. Available: 20/07/2026. Deposit: £1,269. Holding deposit: £253. Council tax band: A. EPC: E

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 2 1

£1,100 PCM





ENTRANCE HALL

KITCHEN/DINING ROOM

with cooker, extractor hood, washing machine.

LIVING ROOM

with chandelier feature and sash windows.

BEDROOM

with wardrobes.



EN-SUITE

with white three piece suite and storage cupboard housing the hot water cylinder.

BEDROOM

SHOWER ROOM

OUTSIDE

one allocated parking space suitable for a small car.

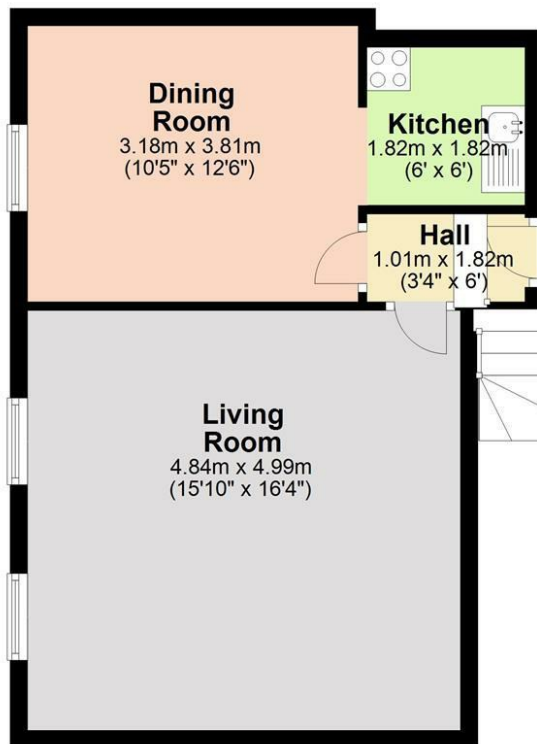


LETTING AGENTS NOTES

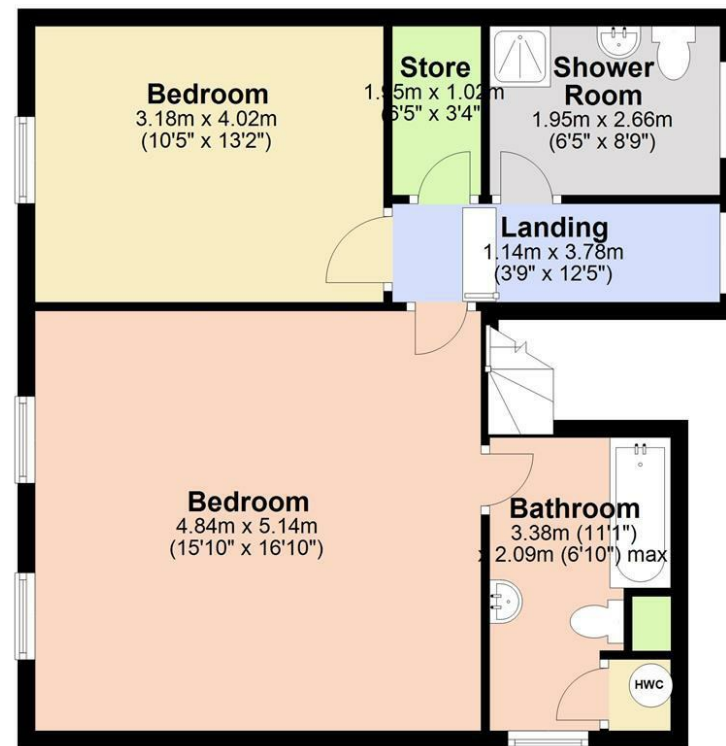
For more information on this property please refer to the Material Information brochure on our Website.



Ground Floor
Approx. 42.4 sq. metres (456.3 sq. feet)



First Floor
Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 86.7 sq. metres (933.7 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

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.

