



Lynn Road, Chettisham, CB6 1RY

**CHEFFINS**

## Lynn Road

Chettisham,  
CB6 1RY

A semi-detached house situated in this small hamlet approximately one mile from Ely. Accommodation comprises entrance hall, kitchen, dining/living room with French doors to the garden, three bedrooms and bathroom. The property has an enclosed garden and parking to the rear. Available: 28/07/2025. Deposit: £1,125. Holding deposit: £225. Minimum 6 month term. Council tax band: B. EPC: C

### LOCATION

In a hamlet on the outskirts of Ely which is a 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.

3 1 1

**£975 PCM**





## ENTRANCE HALL

## KITCHEN

with cooker, space for a fridge freezer and plumbing for a washing machine.

## DINING/LIVING ROOM

with under stairs cupboard and French doors leading to garden.

## BEDROOM

## BEDROOM

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## BATHROOM

with three piece white suite, bath with shower hose off mixer tap.

## OUTSIDE

enclosed rear garden and off road parking for one car.

## LETTING AGENTS NOTES

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

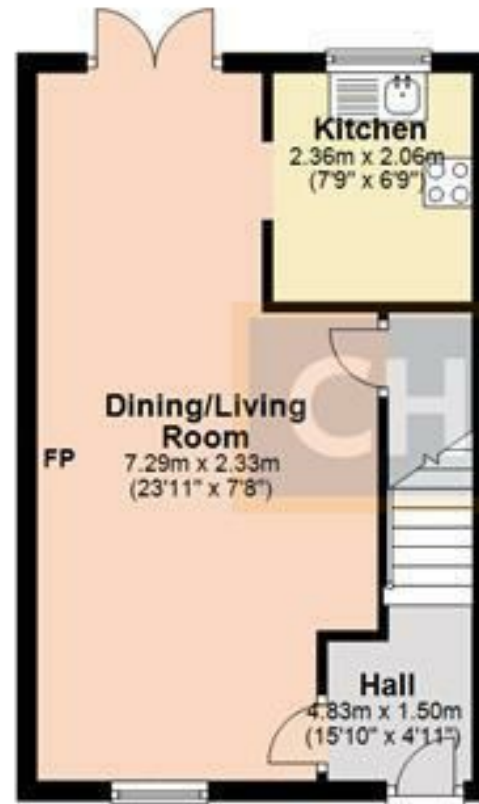




| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>86</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>72</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 |           |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

### Ground Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



### First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 65.5 sq. metres (704.6 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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.



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