



Back Hill, Ely, CB7 4BZ

CHEFFINS

Back Hill

Ely,
CB7 4BZ

Refurbished two bedroom house located close to the Train Station and within walking distance of the City centre. Accommodation comprises entrance hall, kitchen, utility room, open plan dining/living room, cloakroom, two bedrooms and bathroom. Enclosed rear courtyard garden and gated parking.

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

£1,500 PCM





ENTRANCE HALL

KITCHEN

with oven, hob, extractor and space for fridge/freezer.

DINING AREA

with built in storage cupboards and door to the rear garden.

LIVING AREA

with Bay window.



UTILITY ROOM

with space for tumble dryer and plumbing for washing machine.

CLOAKROOM

with wc and washbasin set in vanity unit.

LANDING

with built in cupboard housing the boiler.



BEDROOM

BEDROOM

with built in cupboard and feature fireplace.

SHOWER ROOM

with walk in shower, wc and washbasin set in vanity unit.

OUTSIDE

enclosed courtyard garden and gated parking.

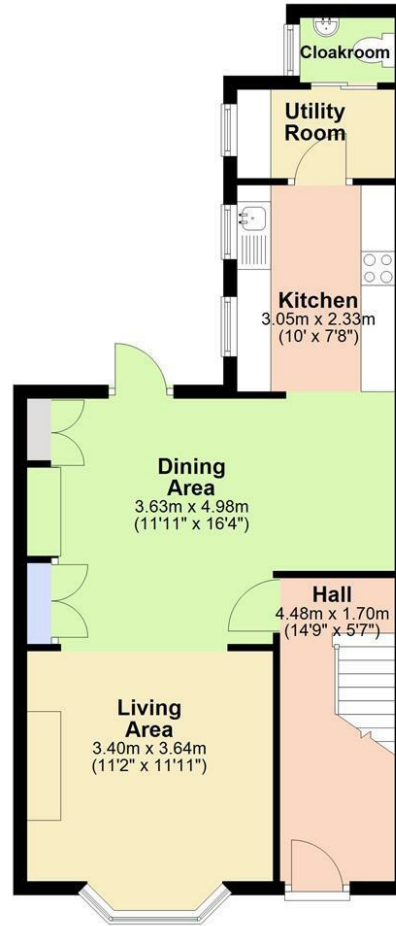
LETTING AGENTS NOTES

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 51.2 sq. metres (551.2 sq. feet)



First Floor
Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 89.9 sq. metres (968.0 sq. feet)

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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