



Concorde Crescent, Ely, CB6 2YG

**CHEFFINS**



## Concorde Crescent

Ely,  
CB6 2YG

**\*\*FULLY BOOKED FOR VIEWINGS\*\*** End-of-terrace property, conveniently situated on the sought-after North side of Ely. The property features an entrance hall, kitchen, an open living/dining area with French double doors leading to the rear garden, cloakroom, two double bedrooms, an ensuite, and a main bathroom. There is an enclosed rear garden and two allocated parking spaces. Pet considered. Available: 01/09/2025. Deposit: £1,442. Holding fee: £288. Minimum 6 month term. Council tax

### 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 sports centre, swimming pool, 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.

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**£1,250 PCM**





## ENTRANCE HALL

with door to front aspect, tiled floor, radiator, stairs leading to the first floor.

## KITCHEN

with fitted matching eye and base level storage units, drawers and worktops, built-in oven with induction hob and extractor hood over, integrated fridge/freezer, dishwasher, washing machine/dryer and cupboard housing gas boiler.

## OPEN PLAN LIVING/DINING ROOM

with French doors leading to the rear garden and under stairs storage cupboard.

## CLOAKROOM

with low level WC and wash hand basin.

## BEDROOM

### EN-SUITE

comprising shower cubicle, low level WC and wash hand basin.

### BEDROOM

with storage cupboard.

## BATHROOM

with suite comprising bath with shower over, low level WC and wash hand basin.

## OUTSIDE

There is an enclosed rear garden which is predominantly laid to lawn with storage shed and patio area and allocated off road parking for 2 cars.

## LETTING AGENTS NOTES

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

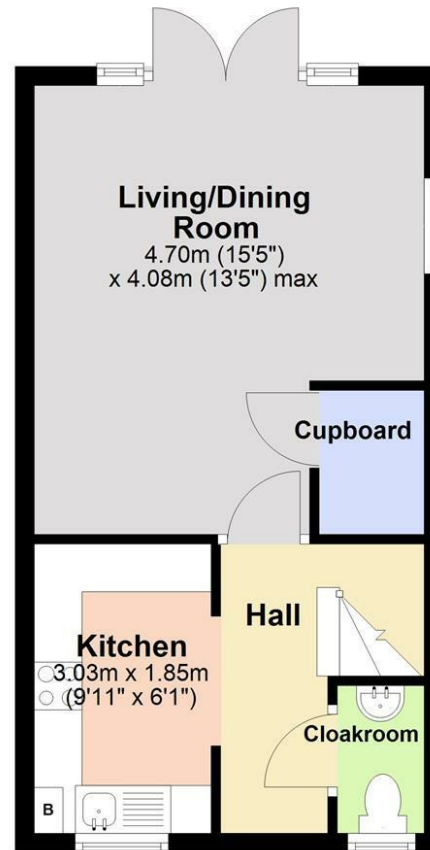




| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | 97        |
| (81-91) <b>B</b>                            | 84                         |           |
| (69-80) <b>C</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<br>2002/91/EC |           |

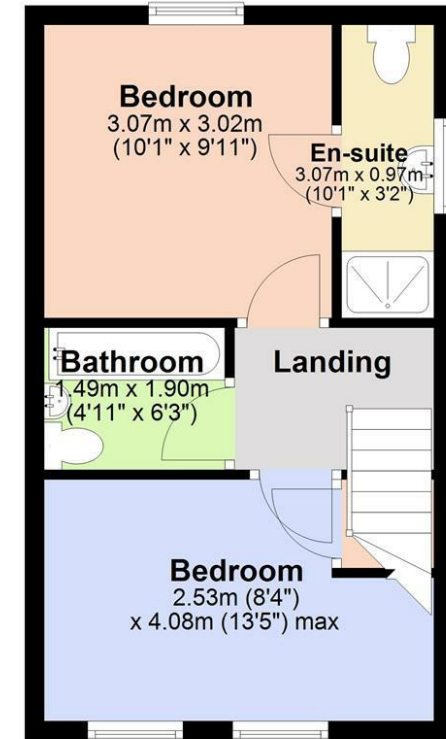
## Ground Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



## First Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



Total area: approx. 61.7 sq. metres (664.4 sq. feet)

### 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.

