



**Morton Close, Ely, CB7 4FD**

**CHEFFINS**

## Morton Close

Ely,  
CB7 4FD

Two bedroom refurbished terraced house to the north of the City with gas central heating, double glazing, enclosed rear garden, garage and off road parking to the front. Available 12/12/24. Minimum 6 month 6 term. 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 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 rail hub allowing countrywide travel including an electrified rail service to Cambridge and London.

2 1 1

**£1,050 PCM**



**HALL****KITCHEN**

with gas hob, oven, extractor, fridge/freezer and plumbing for washing machine.

**DINING/LIVING ROOM**

with patio doors to the garden.

**BEDROOM****BEDROOM****BATHROOM**

with three piece suite and shower attachment over the bath.

**OUTSIDE**

enclosed rear garden with patio area, garage and two parking spaces.

**LETTING AGENTS NOTES**

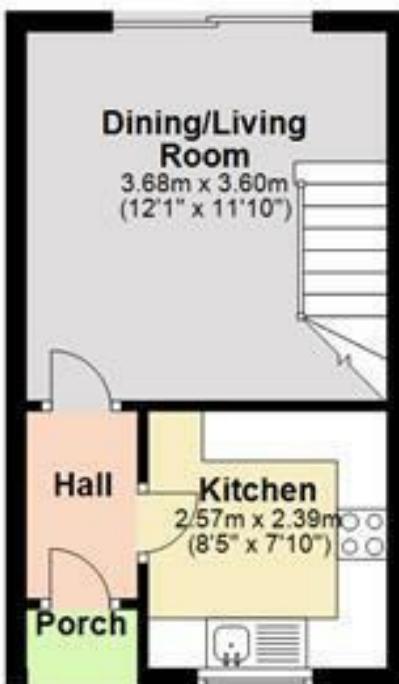
For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

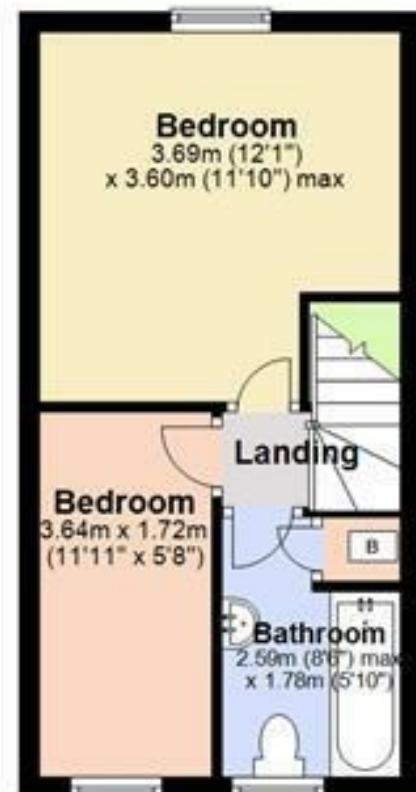
## Ground Floor

Approx. 22.9 sq. metres (246.4 sq. feet)



## First Floor

Approx. 26.8 sq. metres (288.2 sq. feet)



Total area: approx. 49.7 sq. metres (534.6 sq. feet)

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



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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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