



Silver Street, Ely, CB7 4JF

**CHEFFINS**



## Silver Street

Ely,  
CB7 4JF

- Established Central City Location
- Mid Terrace
- 2 Bedrooms
- Garden to Rear
- Scope for Modernisation
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating TBC

Situated in this highly sought after central location is this 2 bedroom mid terrace house comprising of reception room, dining area, kitchen, downstairs WC, 2 bedrooms and bathroom, together with a garden to rear with views of St Mary's Church. Offered for sale with no upward chain.



**Guide Price £240,000**





## 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.

## LIVING ROOM

With front entrance door, single glazed window to front, electric fireplace, built-in storage cupboards, opening to:

## DINING AREA

With storage cupboard and further under stairs storage cupboard, stairs to first floor landing, door to:

## KITCHEN AREA

With single glazed window to rear, wall and base units with worktop space, stainless steel sink with separate taps, tiled splashback, spaces for oven and fridge/freezer, door to rear garden, tiled flooring, sliding door to:

## DOWNSTAIRS WC

With frosted single glazed window to side, low level WC, wash hand basin with separate taps and tiled splashback,

## FIRST FLOOR LANDING

With loft hatch, storage cupboard and further over stairs storage cupboard, door to:

## BEDROOM 1

With secondary glazed window, built-in wardrobe.

## BEDROOM 2

With single glazed sash window to front.

## BATHROOM

With panelled bath, low level WC, wash hand basin with separate taps, tiled splashbacks.

## OUTSIDE

There is a garden to rear which is enclosed, having views of St Mary's Church.

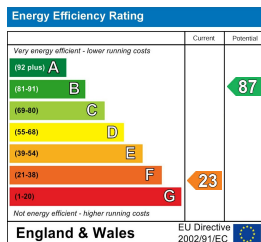
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Guide Price £240,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.

