



Columbine Road, Ely, CB6 3WL

**CHEFFINS**



# Columbine Road

Ely,  
CB6 3WL



**Guide Price £270,000**

- Modern End of Terrace Home
- 2 Double Bedrooms
- Lounge, & Kitchen/Diner
- Enclosed Garden
- 2 Parking Spaces
- No Upward Chain
- Ideal First Time Purchase / Investment Opportunity
- Freehold / Council Tax Band B / EPC Rating C

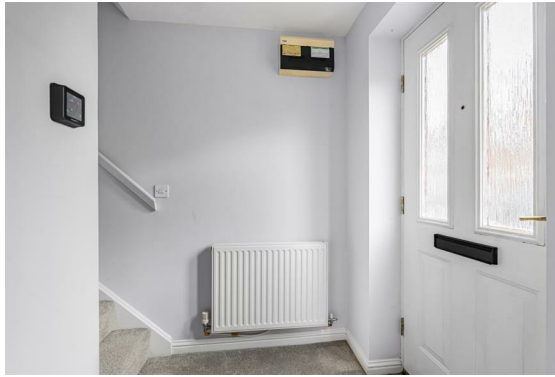
Cheffins offer to the market this modern end of terrace that could be perfect for that first time buy or investment opportunity, located in the popular City of Ely.

The property comprises entrance hall, generous lounge, kitchen to the rear with rear lobby/boot room and cloakroom, whilst the first floor offers 2 bedrooms and a bathroom.

Outside there is off road parking for 2 vehicles, together with a rear garden which is mainly laid to lawn with paved patio and gated access.

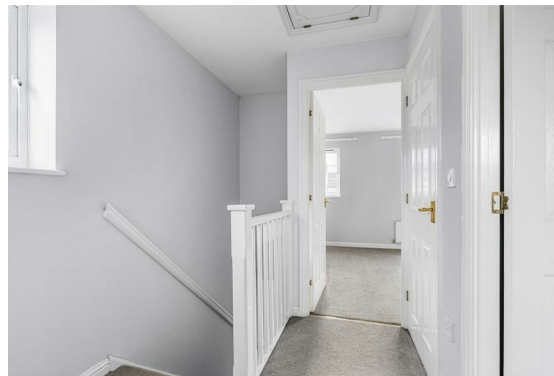
Early viewing highly recommended.





## 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 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.



## ENTRANCE HALL

With door to front, radiator, stairs to first floor

## LOUNGE

With window to front, radiator, door to:

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral single oven, 4-ring gas hob with extractor hood over, stainless steel sink with mixer tap, plumbing for washing machine, window to rear, radiator. Door to:

## REAR LOBBY / BOOT ROOM

With door to rear and door to:

## CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and pedestal wash hand basin, window to side, radiator.

## FIRST FLOOR LANDING

With window to side, access to loft, airing cupboard housing the hot water tank.

## BEDROOM 1

With 2 windows to front, built-in wardrobe, radiator, cupboard over the stairs.

## BEDROOM 2

With window to rear, radiator.

## BATHROOM

Fitted with 3-piece suite comprising low level WC, pedestal hand basin and panelled bath with shower attachment and screen, radiator, window to rear, extractor fan.

## OUTSIDE

There is off road parking to the front of the property for 2 cars whilst the rear offers a mainly laid to lawn garden with paved patio and gated access.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) <b>A</b>		86
(51-61) <b>B</b>		
(39-50) <b>C</b>	71	
(29-38) <b>D</b>		
(19-28) <b>E</b>		
(11-18) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £270,000

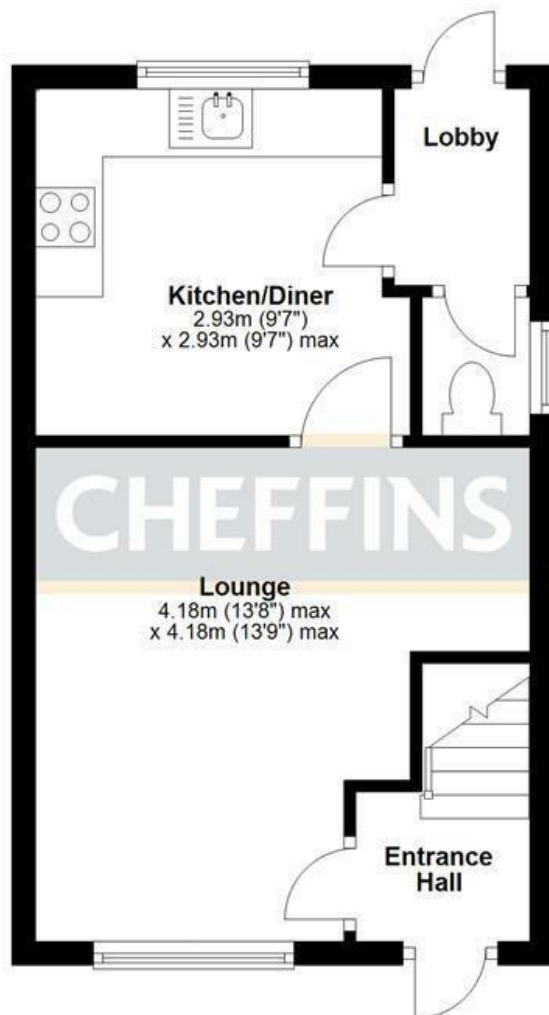
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

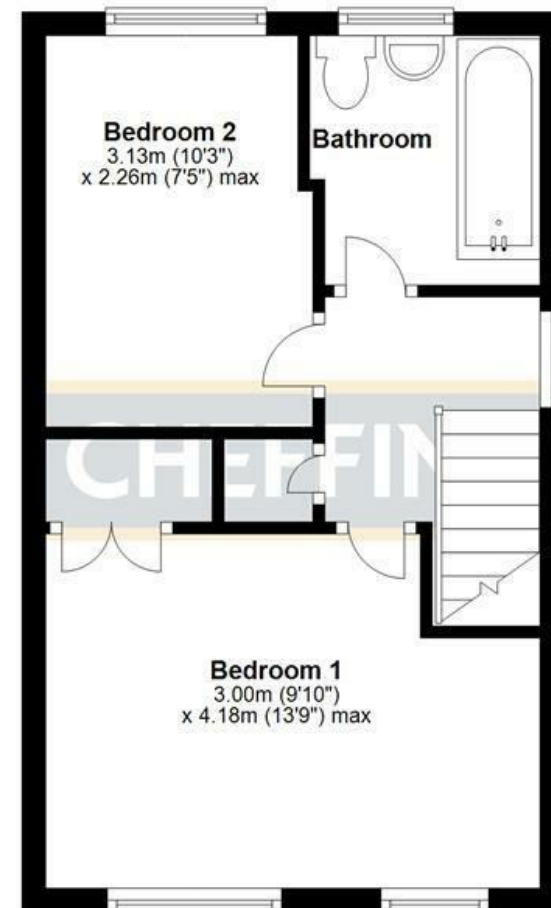
## Ground Floor

Approx. 30.1 sq. metres (324.3 sq. feet)



## First Floor

Approx. 29.7 sq. metres (320.2 sq. feet)



Total area: approx. 59.9 sq. metres (644.5 sq. feet)

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

