



Fitzgerald Close, Ely, CB7 4QD

CHEFFINS

Fitzgerald Close

Ely,
CB7 4QD

3 2 1

Guide Price £299,995

- Semi Detached Home
- Popular City Location
- Ground Floor Bedroom/Annexe with Ensuite Wet Room
- 2 Further First Floor Bedrooms
- Off Road Parking
- Enclosed Garden
- Freehold / Council Tax Band B (House) & A (Annexe) / EPC RATING C

Cheffins offer to the market this deceptively spacious 3 bedroom semi detached home situated in the popular City of Ely. The property was formerly a 2 bedroom house with the garage now converted to offer a ground floor bedroom with ensuite wet room.

The property comprises entrance hall, kitchen, lounge/dining room, ground floor bedroom and wet room, 2 first floor bedrooms and bathroom. Outside the property there are front and rear gardens, the front providing a driveway for parking for 1/2 cars, whilst the rear offers an enclosed garden with paved patio, timber shed and summerhouse with power and light connected.

An early viewing is 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 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.

ENTRANCE HALL

With door to front, radiator.

LOUNGE

With door and window to rear, stairs leading to the first floor, radiator.

BEDROOM 3 (GROUND FLOOR)

With window to front, door to front, electric radiator, access to loft. Door to:

WET ROOM

Fitted with low level WC, wash hand basin and walk-in shower. There is also a door providing access into the garden.

FIRST FLOOR LANDING

With doors to bedrooms and bathroom.

BEDROOM 1

With window to front, radiator, fitted wardrobes.

BEDROOM 2

With window to rear, fitted wardrobes, access to loft, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin and walk-in bath, airing cupboard housing boiler, window to rear, radiator.

OUTSIDE

To the front there is a low maintenance gravelled garden, together with a driveway providing off road parking for 1/2 cars. To the rear there is a enclosed garden with paved patio, artificial grass and timber shed. There is an electric awning over the patio and a summerhouse with power and light connected.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







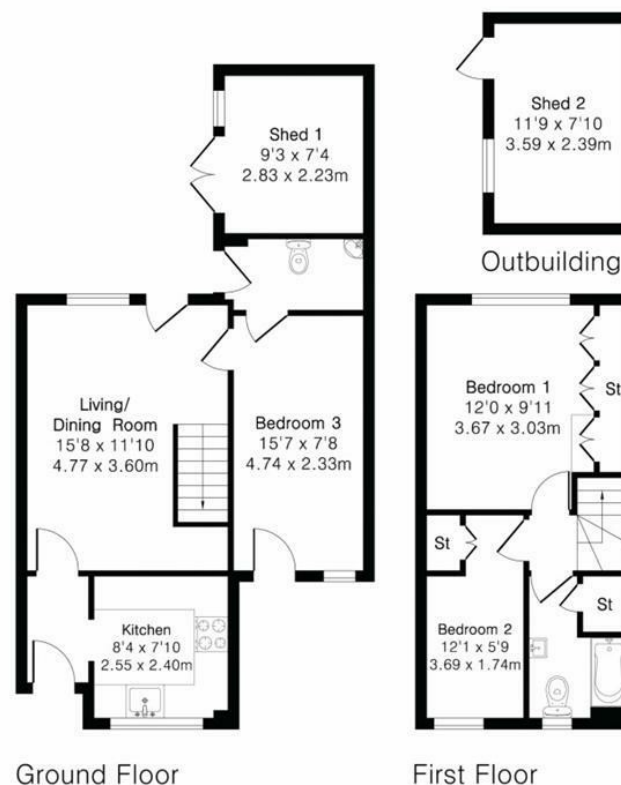
Approximate Gross Internal Area 802 sq ft - 75 sq m

(Excluding Outbuilding)

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 288 sq ft – 27 sq m

Outbuilding Area 92 sq ft – 9 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		89
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £299,995

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.