



Barton Mews, Ely, CB7 4DR

CHEFFINS

Barton Mews

Ely,
CB7 4DR

3 1 1

Guide Price £495,000

- NO FORWARD CHAIN
- Well Presented Semi Detached Home
- 3 Bedrooms
- Off Road Parking & Garage
- Central Location Close to City Center & Train Station
- FREEHOLD / EPC RATING: D / COUNCIL TAX: BAND D

LOCATION, LOCATION, LOCATION! Are you looking for something close to the city center without the hustle? Take a look at this private, semi detached home located in the popular city of Ely!

This well presented home offers deceptive accommodation starting at an entrance porch, leading to the entrance hall, ground floor cloakroom, generous lounge, kitchen / diner, conservatory providing access to the rear garden, 3 good sized bedrooms and a 4 piece bathroom.

Outside is a communal garden to overlook, whilst the rear offers a private, mainly laid to lawn garden with paved patio and mature shrubs, plants & trees to borders. There is also access to a single garage from the garden as well.

This property is offered for sale with NO FORWARD CHAIN and available to view by appointment. Be quick, this won't be around for long!





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 PORCH

Door to side, door through to entrance hall, radiator

ENTRANCE HALL

Door to cloakroom, door to lounge

CLOAKROOM

Fitted with a 2 piece suite comprising; low level wc & wash hand basin, window to rear, radiator

LOUNGE

2 windows to the front aspect overlooking the communal garden, stairs to 1st floor, 2 radiators, door through to kitchen/diner

KITCHEN / DINER

Fitted with a range of base and wall units cupboards and drawers with complimentary work surfaces over, 11/2 bowl stainless steel sink with mixer taps over, integral double oven, 4 ring electric hob with extractor hood over, plumbing for washing machine, radiator, window to rear, door to rear into conservatory

CONSERVATORY

Doors to rear leading to the rear garden

1ST FLOOR LANDING

Window to side, access to a spacious loft with access ladder offering scope (subject to the necessary planning permission) if required.

BEDROOM 1

Window to front, radiator, built in wardrobe

BEDROOM 2

Window to rear, built in wardrobe, radiator

BEDROOM 3

Window to front, radiator

BATHROOM

Fitted with a 4 piece suite comprising; low level wc, pedestal wash hand basin, paneled bath and shower cubicle, window to rear, radiator

FRONT & REAR GARDENS

A small front garden with a larger communal garden that is maintained for £75 pcm. The rear is an enclosed, mainly laid to lawn garden with mature plants & trees to borders, access to the garage and a brick built storage shed.

SINGLE GARAGE

Power & light connected, electric up & over door, access door to garden

AGENTS NOTE

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

VIEWING ARRANGEMENTS

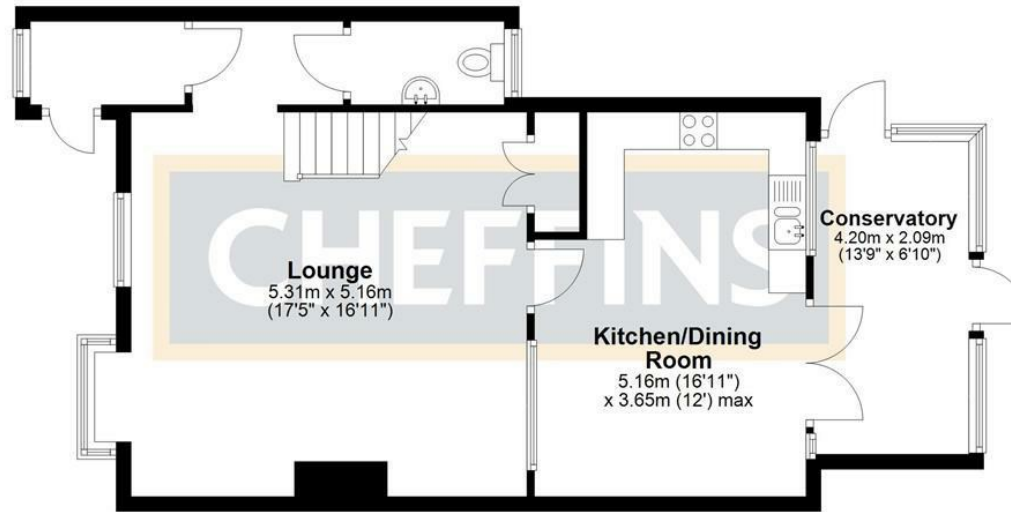
Strictly by appointment with the Agents.





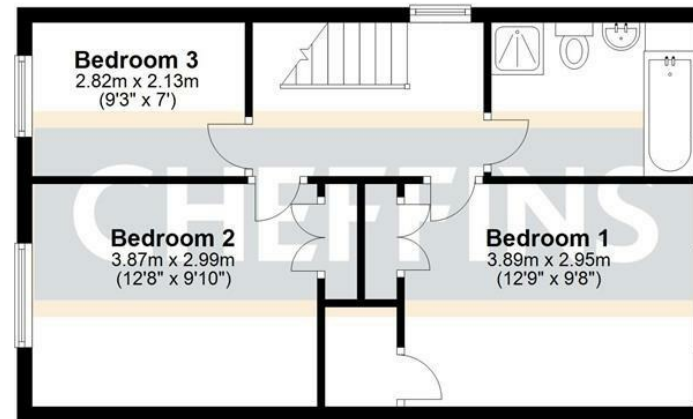
Ground Floor

Approx. 63.8 sq. metres (687.1 sq. feet)



First Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



Total area: approx. 110.1 sq. metres (1185.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		55
(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		

Guide Price £495,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambridgeshire District Council



25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.