



Mayfield Close, Ely, CB6 3AB

CHEFFINS

Mayfield Close

Ely,
CB6 3AB

- 3 Bedroom semi detached house
- Central location, close to amenities
- Single Garage and off road parking
- Front and rear Gardens
- FREEHOLD / COUNCIL TAX B / EPC C

A semi detached house situated in a quiet location within easy reach of the city centre. Accommodation comprises on the ground floor, entrance hall, lounge, kitchen, rear porch, WC. On the first floor there are 3 bedrooms and a bathroom. Outside there are front and rear gardens, two outbuildings, and a driveway & garage.

3 2 1

Offers In Excess Of £340,000





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.

ENTRANCE HALLWAY

Window to the side, stairs to first floor, radiator, door to...

KITCHEN / BREAKFAST ROOM

With window to the rear, door at the rear leading to the Garden. Fitted with a range of wall and base matching units with worktop space, integrated stainless steel sink with mixer tap, integrated four ringed gas hob, oven and grill, space for fridge and space for washing machine and radiator. Understairs storage cupboard and opaque window to the side.

DINING AREA

Windows to the rear, radiator and opening through to the...

FRONT SITTING ROOM

Door leading back to Entrance Hallway, window to the front, radiator, featured fireplace.

FIRST FLOOR LANDING

With double glazed windows to the side,

loft hatch.

BEDROOM 1

Triple glazed windows to the front, radiator, two built in storage cupboards.

BEDROOM 2

With triple glazed windows to the rear, built in storage cupboards to the rear and radiator.

BEDROOM 3

With triple glazed windows to the front and radiator.

SHOWER ROOM

With opaque double glazed window to the rear, fitted with three piece suite comprising of shower cubicle, wash hand basin with mixer tap and under storage, low level WC and radiator.

REAR PORCH

With door to side to outbuilding housing the WC and additional storage cupboard.

OUTSIDE

To the front there is a driveway leading up to a single detached garage with space for off road parking.

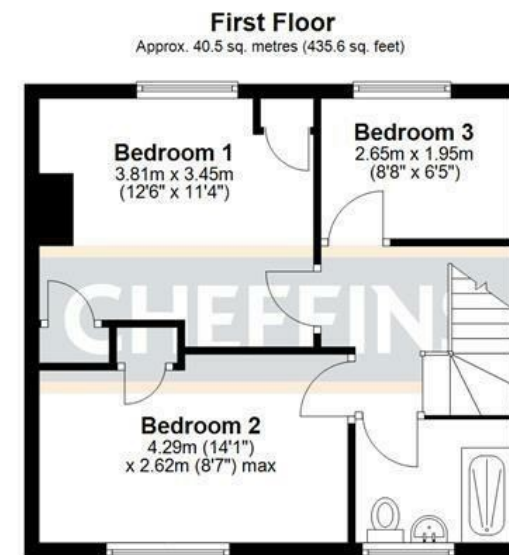
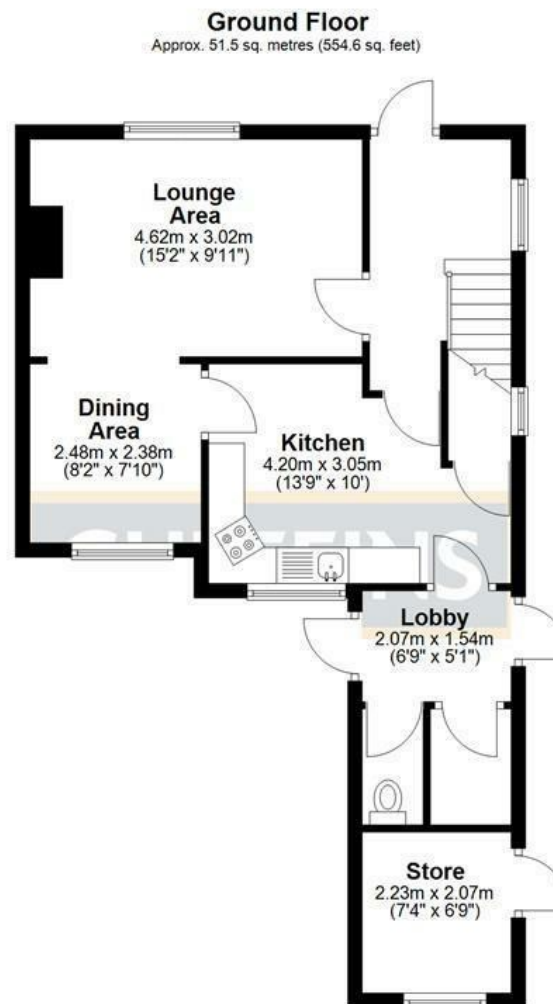
At the rear there are two additional outbuilding, one is connected with electricity with windows overlooking the garden.

The rear garden is predominantly laid to lawn with bedding section and patio area and fully enclosed by wooden fence panels with side access to the front.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Total area: approx. 92.0 sq. metres (990.2 sq. feet)

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

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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

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.

