



Morton Close, Ely, CB7 4FE

CHEFFINS

Morton Close

Ely,
CB7 4FE

- Semi Detached House
- 3 Bedrooms (1 Ensuite)
- Kitchen/Breakfast Room & Lounge
- South Facing Rear Garden
- Driveway & Garage
- Modernisation Required
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating C

A 3 bedroom semi detached property situated within a popular development and offered for sale with no upward chain. The property requires modernisation and comprises entrance hall, cloakroom, kitchen/breakfast, lounge, 3 bedrooms (1 ensuite) and bathroom, together with south facing rear garden, driveway and garage.



Guide Price £275,000





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 HALL

With door to front aspect, stairs to first floor, radiator.

CLOAKROOM

With low level WC, pedestal hand wash basin, radiator.

KITCHEN / BREAKFAST ROOM

With double glazed window to front aspect, sink unit and drainer, wall and base level storage units and drawers with work surfaces, built-in electric oven, gas hob and extractor hood, plumbing for washing machine, radiator.

LOUNGE

With double glazed patio doors to rear garden, radiator.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With double glazed window to front aspect, built-in wardrobes, radiator.

ENSUITE

With double glazed window to front aspect, shower cubicle, pedestal hand wash basin, low level WC, cupboard housing gas fired central heating boiler.

BEDROOM 2

With double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BATHROOM

With double glazed window to side aspect, low level WC, pedestal hand wash basin, panelled bath, radiator.

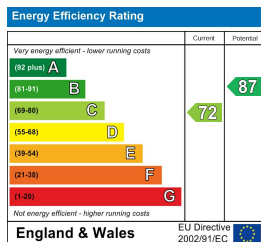
OUTSIDE

To the front of the property there is a driveway and single garage with metal up and over door. Gated pedestrian access leads into a south facing rear garden which is a combination of decking and lawn.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Guide Price £275,000

Tenure - Freehold

Council Tax Band - C

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>.

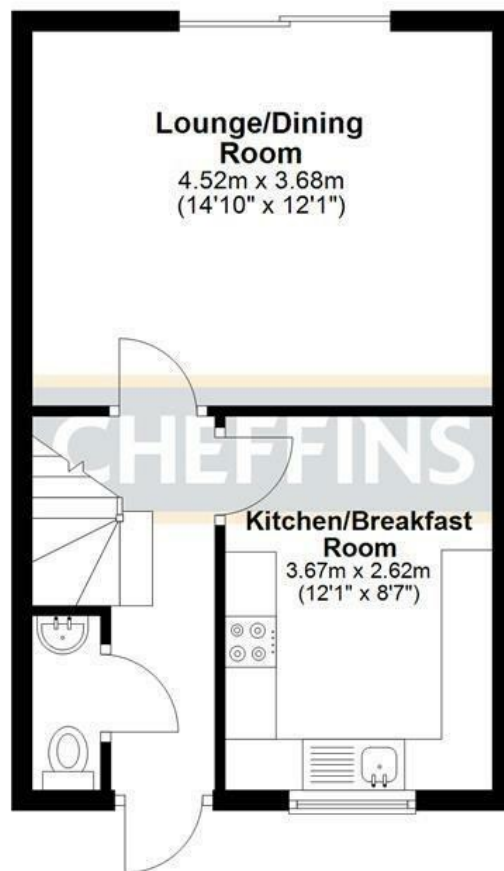
For more information on this property please refer to the Material Information Brochure on our website.

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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.

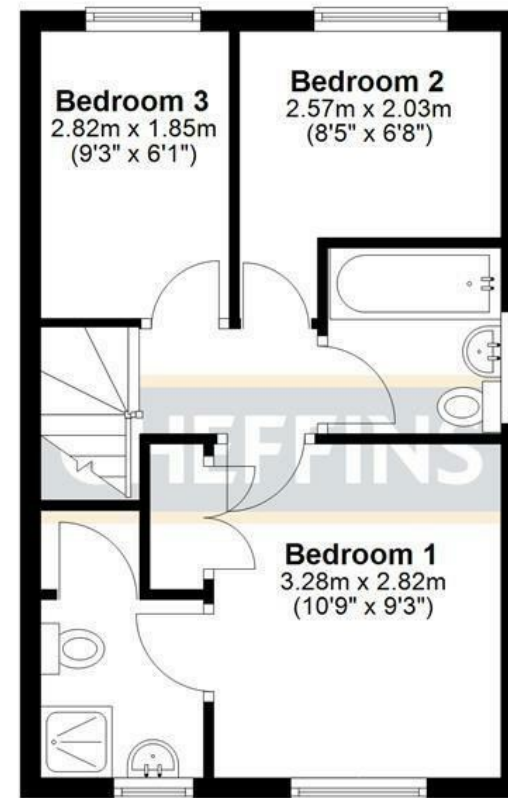
Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



Total area: approx. 66.8 sq. metres (718.8 sq. feet)



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