



John Amner Close, Ely, CB6 1DT

CHEFFINS

John Amner Close

Ely,
CB6 1DT

- Deceptively Spacious Family Home
- Sought After Central Location
- 3 Bedrooms
- Refitted Kitchen and Bathroom
- Sunroom
- Offroad Parking and Garage
- FREEHOLD / COUNCIL TAX D / EPC C

Cheffins offer to the market this well presented semi detached family home located in the City of Ely.

The property comprises of Entrance Hall, refitted Kitchen, generous Lounge leading through to a Sunroom, ground floor Cloakroom, 3 Bedrooms and refitted Family Bathroom.

Outside the property is off road parking to the front leading up to a single Garage, together with an open plan garden, whilst the rear provides a mainly laid to lawn Garden with paved patio with mature shrubs and trees to borders, together with a timber studio/play room.

To fully appreciate all that is on offer an early viewing is highly recommended.

3 1 2



Guide Price £425,000



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 the side, radiator and stairs leading to the first floor.

KITCHEN

Refitted with a range of base and wall units, cupboards and drawers with worksurfaces over, bay window to the front, Neff appliances comprising integral single oven and warming drawer, 4 ring electric induction hob, integral dishwasher, integral washing machine, integral fridge and freezer under counter, one and a half bowl sink with mixer tap over.

LOUNGE

Window to the rear, doors to rear leading to the sunroom, radiator, four wall lights and under stairs storage cupboard.

SUN ROOM

Door to side leading to the Garden, spotlights, radiator.

GROUND FLOOR CLOAKROOM

Fitted with a two piece suite comprising of low level WC and wash hand basin. Window to the side and a heated towel rail.

FIRST FLOOR

Airing cupboard housing the hot water tank and access to the loft.

BEDROOM 1

Window to the front, radiator and built in wardrobes, spotlights.

BEDROOM 2

Window to the rear, radiator and built in wardrobes.

BEDROOM 3

Window to the rear, radiator and built in wardrobes.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, wash hand basin in vanity unit, walk in shower, window to the side, heated towel rail and spotlights.

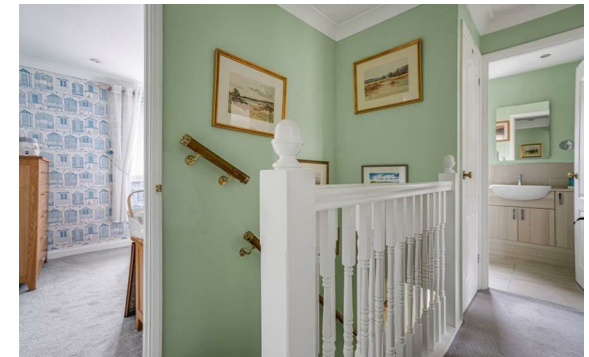
OUTSIDE

To the front there is off road parking for two cars on a block paved driveway leading up to a single garage. The Garage has power and light connected with an electric up and over door with a pedestrian door to the rear.

The rear Garden is mainly laid to lawn with mature plants, shrubs and trees to the borders, block paved patio and personnel door into the garage. The rear garden also contains a timber built studio/play room with power connected.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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 £425,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council



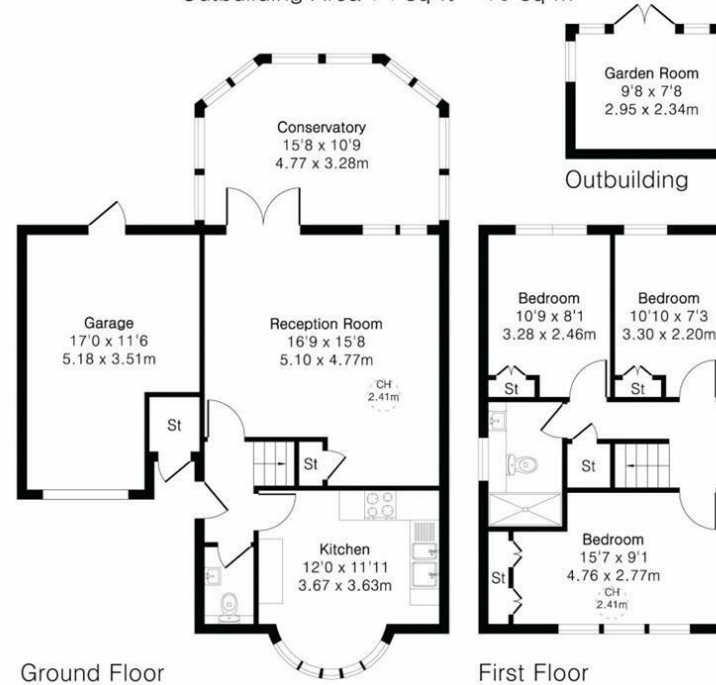
**Approximate Gross Internal Area 996 sq ft - 93 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 590 sq ft - 55 sq m

First Floor Area 406 sq ft - 38 sq m

Garage Area 186 sq ft - 17 sq m

Outbuilding Area 74 sq ft - 10 sq m



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.



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