Tennyson Place, Ely, CB6 3WF

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# Tennyson Place

Ely,
CB6 3WF

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## Offers In The Region Of £260,000

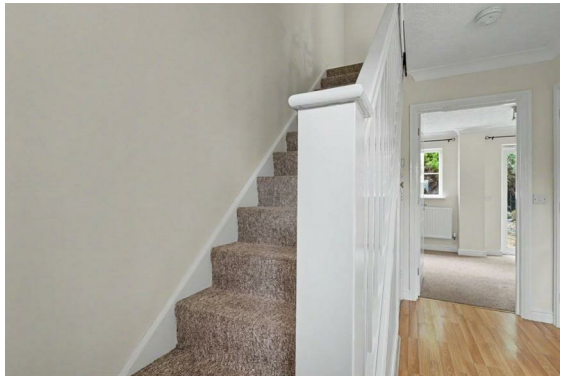
- No Forward Chain
- 2 Bedroom Semi Detached House
- Off-Road Parking
- Landscaped Rear Garden
- Popular City Location
- Freehold / Council Tax Band B / EPC Rating C

** NO ONWARD CHAIN **

Cheffins are pleased to offer to the market this well presented 2 bedroom semi detached house located in the popular city of Ely.

The property offers a deceptively spacious accommodation across 2 floors and includes a kitchen, ground floor cloak room and lounge diner which provides access to the garden, whilst the upstairs offers 2 good sized bedrooms and bathroom. To the outside there is a fully enclosed, landscaped rear garden with gated access to the front whilst the front offers a small frontage with path to front door.

This property further benefits with off-road parking and is available to view by appointment only.



## 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 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, stairs leading to first floor, under stairs cupboard.

**KITCHEN**
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated single oven, four-ringed electric hob with integrated extractor hood over, stainless steel sink with mixer tap over, plumbing for washing machine, space for slimline dishwasher, tiled splashbacks, window to front

**LIVING / DINING ROOM**
With window to rear, radiator, French doors to rear providing access to rear garden.

**CLOAKROOM**
Fitted with a two-piece suite comprising low level WC, floating wash hand basin, radiator, extractor fan.

**FIRST FLOOR LANDING**
With loft access, doors leading to 2 bedrooms and bathroom.

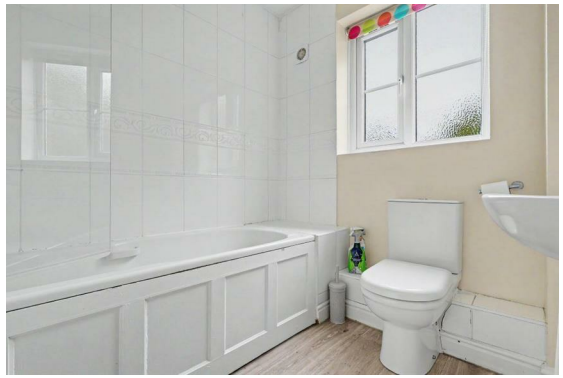
**BEDROOM 1**
With window to front, radiator, airing cupboard housing the boiler.

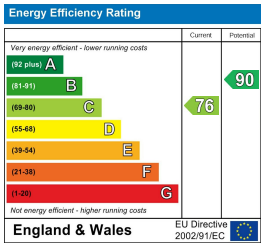
**BEDROOM 2**
With window to rear, radiator.

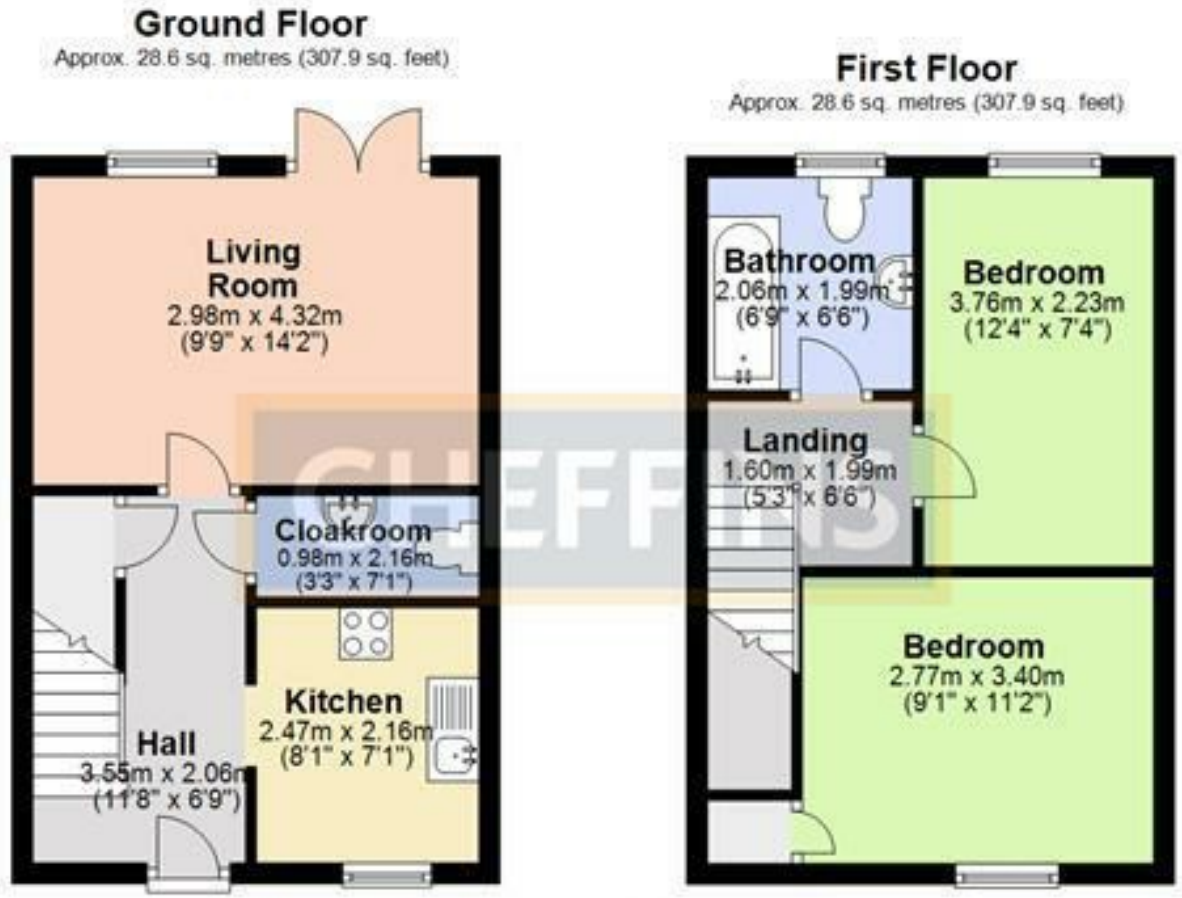
**BATHROOM**
Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen, window to rear, extractor fan, heated towel rail, tiled splashbacks.

**OUTSIDE**
To the front there is a small frontage with paved walkway to front door whilst the rear offers a fully enclosed, mainly laid to lawn landscaped garden with paved patio, timber shed, mature trees to borders, outdoor tap and power socket, gated access to front. Additionally there are two parking spaces.

**VIEWING ARRANGEMENTS**
Strictly by appointment with the Agents.



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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire 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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.