



Forehill, Ely, CB7 4AQ

**CHEFFINS**



# Forehill

Ely,  
CB7 4AQ

- No Upward Chain
- Deceptively Spacious Accommodation over 3 Floors
- 3 Good Size Bedrooms
- Generous Lounge Leading into the Rear Garden
- Enclosed Garden
- Off Road Parking for 2 Cars
- Central City Location
- Freehold / Council Tax Band B / EPC Rating TBC

Cheffins offer to the market this individual mid terrace home located right in the centre of the vibrant City of Ely.

This period home offers some fabulous features that really must be seen and has accommodation over 3 floors to include entrance hall, lounge overlooking the rear garden, kitchen, 3 bedrooms and shower room.

Outside the property is an enclosed courtyard style rear garden with off road parking for 2 cars beyond.

This property further benefits from being offered for sale with no upward chain and must be seen to be appreciated.

3 1 1



**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 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, radiator.

**LOUNGE**

With doors to the rear providing access into the garden, radiator.

**KITCHEN**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, double oven, 4-ring gas hob with extractor hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, boiler, radiator, window to front.

**FIRST FLOOR LANDING**

With stairs leading up to the second floor.

**SHOWER ROOM**

Fitted with a 3-piece suite comprising low level WC, wash hand basin and walk-in shower, heated towel rail, storage cupboard, window to front.

**BEDROOM 3**

With window to front, radiator.

**BEDROOM 1**

With 2 velux windows to rear, radiator, eaves storage.

**SECOND FLOOR LANDING**

Leading to:

**BEDROOM 2**

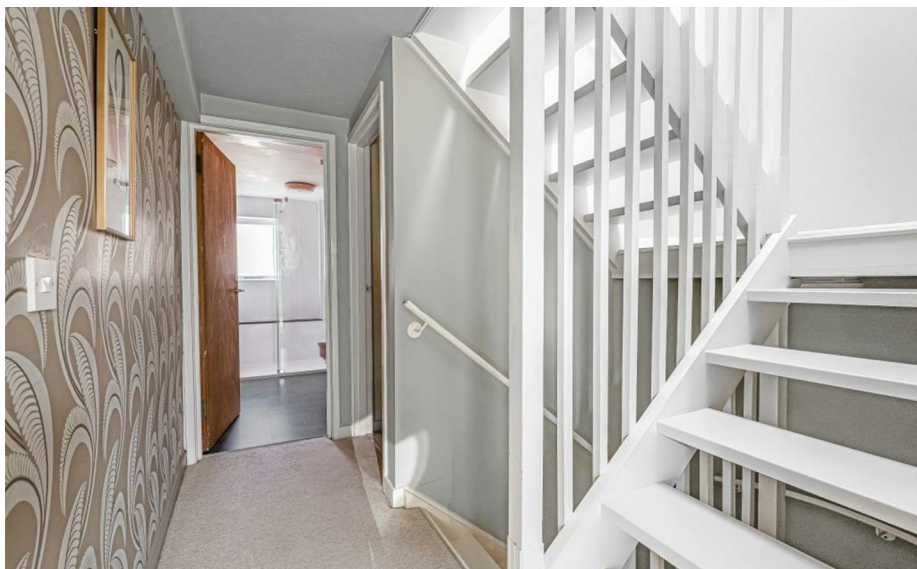
With velux windows to front and rear, radiator.

**OUTSIDE**


The property fronts onto the pavement. To the rear there is a courtyard style garden with gated access to the rear. Beyond the rear gate there is off road parking for 2 cars.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £425,000  
 Tenure – Freehold  
 Council Tax Band – B  
 Local Authority – East Cambs District Council









## Approximate Gross Internal Area 1247 sq ft - 116 sq m

Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 503 sq ft – 47 sq m

Second Floor Area 249 sq ft – 23 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.

CHEFFINS

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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