



Lumley Close, Ely, CB7 4FF

**CHEFFINS**

# Lumley Close

Ely,  
CB7 4FF

- Mid Terrace Home
- 2 Bedrooms
- Kitchen & Living / Dining Room
- Enclosed Rear Garden
- Garage & Parking
- Popular Residential Location
- Ideal First Time Purchase
- Freehold / Council Tax Band B / EPC Rating TBC

Cheffins offer to the market this well presented terraced home, situated in a popular residential location within the City of Ely.

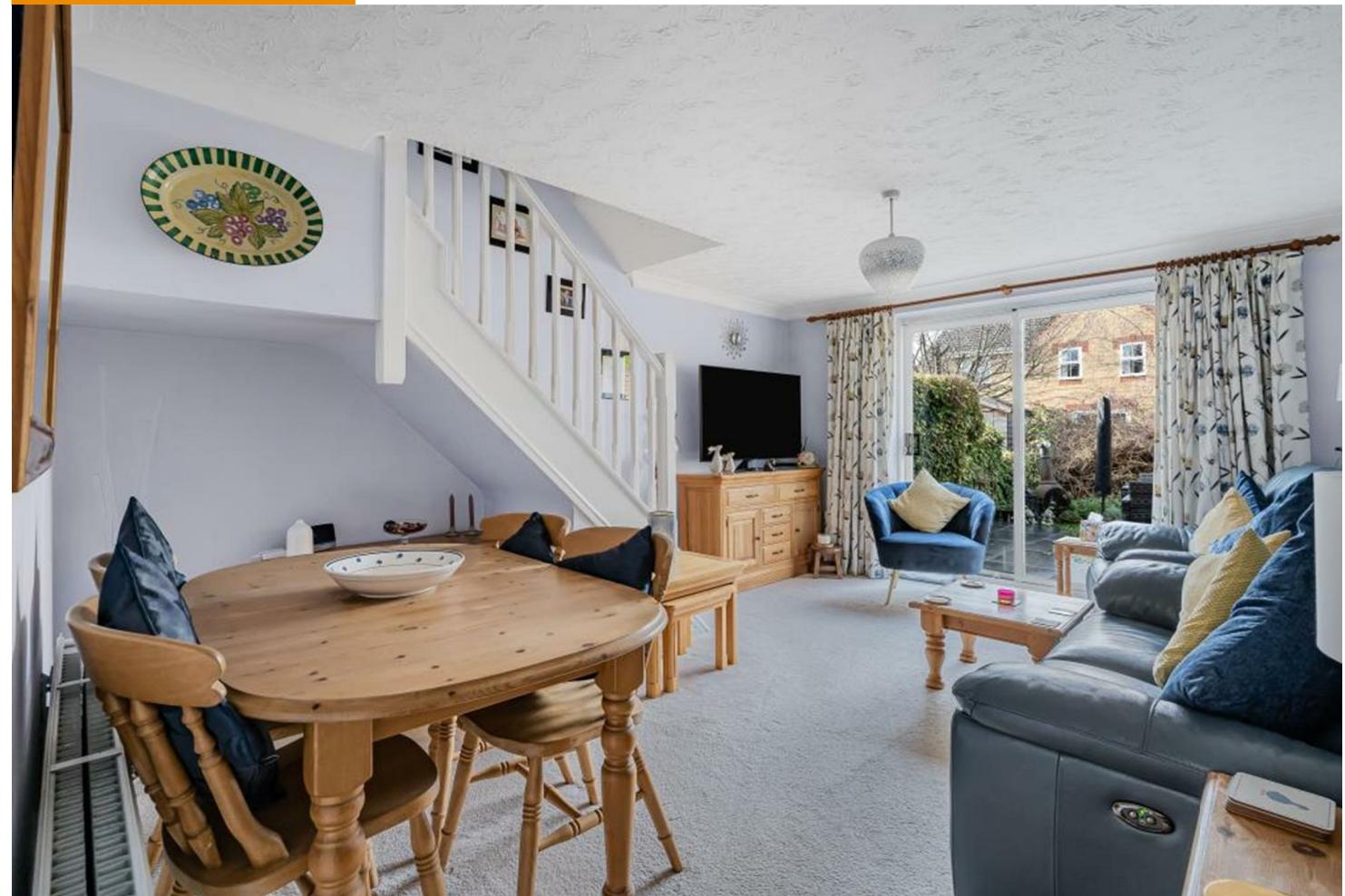
Accommodation comprises entrance hall, kitchen, lounge/dining room providing access into the rear garden, 2 first floor bedrooms and refitted shower room to complete the accommodation.

Outside the property benefits from a small garden area to front and enclosed garden to rear, together with a single garage having additional parking to front.

The property is an ideal first time buy and is available to view by appointment.

2 1 1

**Guide Price £245,000**





## 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 aspect, radiator.

**KITCHEN**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink unit and drainer with mixer tap, fitted single oven and 4-ring gas hob with extractor hood over, space for upright fridge/freezer, space and plumbing for washing machine, window to front aspect, tiled splashbacks.

**LIVING / DINING ROOM**

With stairs to first floor with under stairs storage area, sliding patio doors to rear garden, radiator.

**FIRST FLOOR LANDING****BEDROOM 1**

With window to rear aspect, radiator.

**BEDROOM 2**

With window to front aspect, radiator.

**SHOWER ROOM**

With fully tiled walls, fitted with a 3-piece suite comprising low level WC

with built-in flush, double shower cubicle, vanity inset wash hand basin, heated towel rail, window to front aspect, airing cupboard.

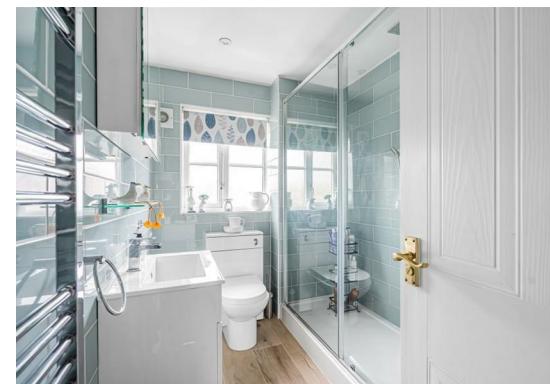
**OUTSIDE**

There is an open plan garden to front with established plants/shrubs and path to the front door.

The rear garden is enclosed with paved patio area, area laid to lawn, established plants/shrubs and timber garden shed. The property also benefits from a single garage with parking to front.

**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		
(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 £245,000

Tenure - Freehold

Council Tax Band - B

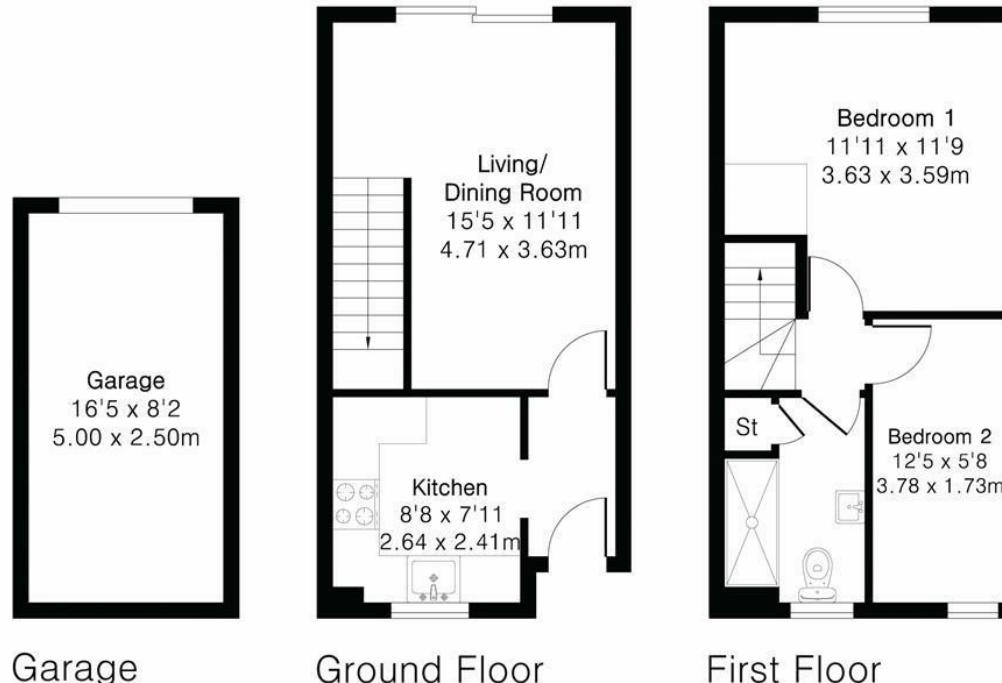
Local Authority - East Cambs District Council

## Approximate Gross Internal Area 574 sq ft - 53 sq m (Excluding Garage)

Ground Floor Area 283 sq ft - 26 sq m

First Floor Area 291 sq ft - 27 sq m

Garage Area 135 sq ft - 13 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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