



Carey Close, Ely, CB7 4QX

**CHEFFINS**



# Carey Close

Ely,  
CB7 4QX

- Well Presented Semi Detached
- 3 Bedrooms
- Spacious Lounge / Dining Room
- Garden & Parking for 2 Cars
- Attractive View to Front Across Open Green Space
- Close to Schools
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating C

A well presented semi detached property with an attractive view to the front across an open green area and offered for sale with no upward chain. Accommodation comprises entrance hall, cloakroom, kitchen, lounge/dining room, 3 bedrooms and bathroom, together with enclosed rear garden and parking to rear for 2 cars.

The property has the benefit of gas central heating and upvc double glazing and is conveniently located for Spring Meadow and St Mary's Schools.

3 1 1

**Guide Price £310,000**





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

**KITCHEN**

With double glazed window to front aspect looking towards the green area, stainless steel sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in electric oven, hob and extractor hood, cupboard housing gas fired boiler, plumbing for washing machine.

**LOUNGE / DINING ROOM**

With double glazed windows and French doors onto rear garden, under stairs storage cupboard, television point, 2 radiators.

**FIRST FLOOR LANDING**

With access to loft, radiator.

**BEDROOM 1**

With 2 double glazed windows to front aspect with an attractive view towards the green, built-in cupboard, radiator.

**BEDROOM 2**

With double glazed window to rear aspect, radiator.

**BEDROOM 3**

With double glazed window to rear aspect, radiator.

**BATHROOM**

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower above and screen.

**OUTSIDE**

The front of the property has an attractive outlook across the green. To the rear there is an enclosed low maintenance garden with an artificial lawn, raised beds and a patio. A shed/workshop at the rear of the garden leads out to a parking area where there is allocated parking for 2 cars immediately to the rear.

**AGENTS NOTE**

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

We are advised there is an annual estate service charge of £125.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		92
(71-81) <b>B</b>	78	
(59-80) <b>C</b>		
(51-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £310,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

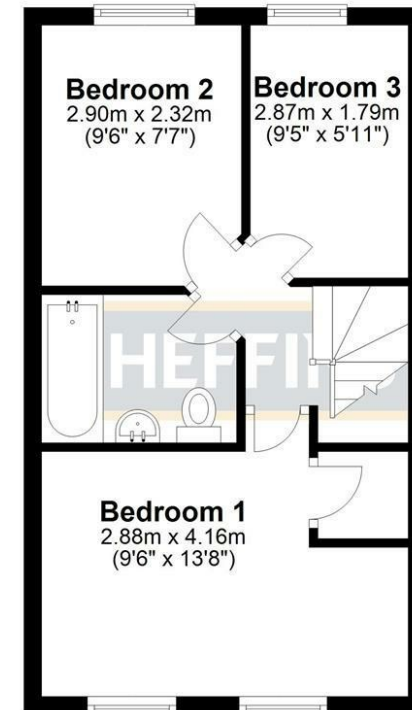
## Ground Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Total area: approx. 64.5 sq. metres (694.7 sq. feet)

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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.