



Church Lane, Ely, CB7 4JG

**CHEFFINS**

# Church Lane

Ely,

CB7 4JG

- No Upward Chain
- 3 Bedrooms
- Lounge/Dining Room & Kitchen
- Enclosed Garden to Rear
- Off Road Parking
- Under Floor Heating
- Central Location
- Freehold / Council Tax Band B / EPC Rating C

Cheffins are delighted to present this modern and well-presented semi-detached home, ideally situated in a central location within the sought-after City of Ely.

The property offers spacious and well-appointed accommodation arranged over two floors, comprising an entrance hall, ground floor cloakroom, fitted kitchen, and a generous lounge/dining room. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a fully enclosed rear garden and an allocated parking space located to the rear.

Further advantages include underfloor heating throughout both the ground and first floors, no onward chain, and a convenient location within easy reach of Ely city centre and its excellent range of amenities.

To arrange a viewing or for further information, please contact Cheffins today.



## Guide Price £400,000





## 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. The property itself is situated in a central location being just a short walk to the High Street offering a range of national retailers, local bakers and businesses, together with St Mary's Church and tourist attractions such as Oliver Cromwells House and Ely Cathedral. The property is also conveniently located for access to the popular King's Ely private school.

## ENTRANCE HALL

With door to front, built-in storage cupboard.

## CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin, window to front, plumbing for washing machine, wall mounted boiler, worktop with plumbing for washing machine under, towel rail.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral double oven, 4-ring electric hob with extractor hood over, 1 1/2 bowl stainless steel sink with mixer tap, window to front, tiled splashbacks, integral slimline dishwasher, integral fridge/freezer.

## LOUNGE / DINING ROOM

With window to rear, door to rear, stairs leading to the first floor, under stairs storage cupboard.

## FIRST FLOOR LANDING

With access to loft.

## BEDROOM 1

With window to front.

## BEDROOM 2

With window to rear.

## BEDROOM 3

With window to front.

## BATHROOM

Fitted with a 4-piece suite comprising 'his and hers' vanity sinks, low level WC, panelled bath with shower over and shower screen, tiled walls and floor, spotlights, extractor fan, heated towel rail, window to rear.

## AGENTS NOTE

The property has under floor heating throughout the ground floor and first floor accommodation.

## OUTSIDE

The rear garden is laid to artificial grass with paved patio and gate to rear leading to the parking area in which the property has 1 parking space.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







**Approximate Gross Internal Area 716 sq ft - 66 sq m**

Ground Floor Area 358 sq ft – 33 sq m

First Floor Area 358 sq ft – 33 sq m



Kitchen  
8'11 x 7'5  
2.71 x 2.25m

Living/Dining Room  
17'9 x 13'1  
5.42 x 3.98m

St

Bedroom  
9'9 x 9'2  
2.96 x 2.80m

Bedroom  
10'1 x 9'3  
3.08 x 2.83m

Bedroom  
9'5 x 6'9  
2.87 x 2.07m

Ground Floor

First Floor



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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £400,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs 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.



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