



Broad Street, Ely, CB7 4AH

CHEFFINS

Broad Street

Ely,
CB7 4AH

- Deceptively Spacious End of Terrace Home
- Ground Floor Bedroom & Bathroom
- First Floor Open Plan Lounge / Kitchen / Diner
- Off Road Parking
- Communal Garden
- Cathedral Views
- Central City Location
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating C

Cheffins are pleased to offer to the market this deceptively spacious 1 bedroom end of terrace home located in a central city location.

The accommodation comprises of entrance hall, ground floor double bedroom and bathroom. The first floor offers the living accommodation comprising an open plan lounge/kitchen/diner with a large window enjoying views of the Cathedral. Outside the property there is a communal garden with off road parking.

This property further benefits from being offered for sale with no upward chain and due to its central location an early viewing is recommended.



Guide Price £219,950





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 entrance door to front.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen, radiator, under stairs storage cupboard, extractor fan.

GROUND FLOOR BEDROOM

With window to front, radiator, spotlights.

FIRST FLOOR

OPEN PLAN LOUNGE / KITCHEN / DINER

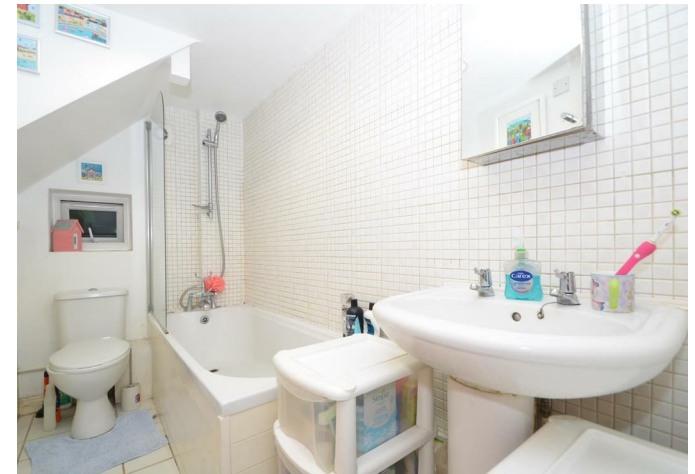
Kitchen area fitted with a range of base and wall units, cupboards and drawers with work surfaces over, built-in oven with integrated microwave and grill, 4-ring gas hob with extractor hood over, stainless steel sink with mixer tap, plumbing for washing machine, large window to side enjoying views of the Cathedral, window to front, 3 skylight windows to front, radiator, 3 wall lights.

OUTSIDE

The property has graveled off road parking and use of a communal garden (shared with 3 neighboring properties).

VIEWING ARRANGEMENTS

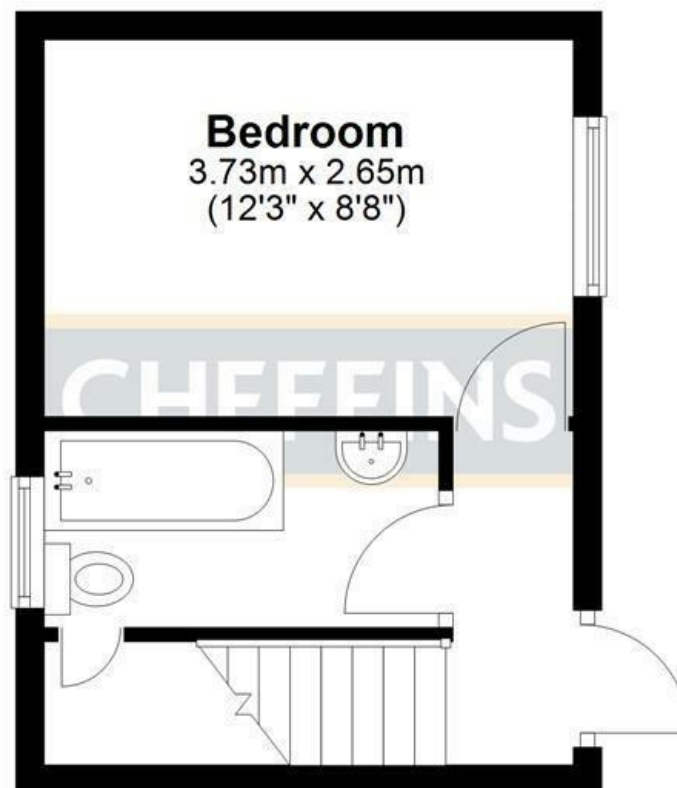
Strictly by appointment with the Agents.





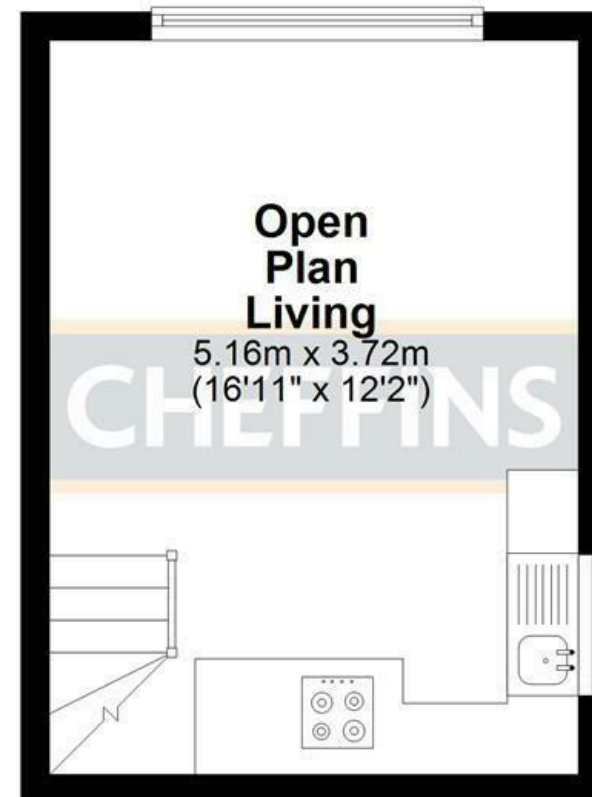
Ground Floor

Approx. 19.0 sq. metres (204.3 sq. feet)



First Floor

Approx. 19.2 sq. metres (206.4 sq. feet)



Total area: approx. 38.2 sq. metres (410.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(31-38) D		
(22-27) E		
(15-20) F		
(9-14) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC	

Guide Price £219,950

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: 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.

