



Longfields, Ely, CB6 3DN

CHEFFINS

Longfields

Ely,
CB6 3DN

- Link Detached Family Home
- Living Room & Kitchen/Dining Room
- 3 Bedrooms
- Driveway & Garage
- Low Maintenance Rear Garden
- Walking Distance to Local Amenities
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating D

Cheffins are pleased to offer to the market this link detached family home, situated on a popular residential development within close proximity to St John's Primary School.

Accommodation comprises entrance hall, living room, kitchen/dining room, 3 bedrooms and shower room, together with a driveway, single garage and low maintenance rear garden.

This property is also being sold with the benefit of no upward chain and viewing is recommended.

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Guide Price £335,000





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 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 front entrance door, double glazed window to front, door through to:

LIVING ROOM

With double glazed window to front, radiator, feature electric fireplace, stairs rising to the first floor landing. Double doors leading through to:

KITCHEN / DINING ROOM

Fitted with a range of base and wall mounted units with work surfaces, 2 double glazed windows to rear, integrated extractor hood, integrated 4-ring gas hob with oven and grill, integrated washing machine and low-level fridge, sink unit and drainer with mixer tap, breakfast island, radiator, built-in storage cupboard, door to side leading into the garden, partially laid to vinyl.

FIRST FLOOR LANDING

With access to loft, airing cupboard housing the pressurised water tank.

BEDROOM 1

With full-length double glazed window to front, radiator, built-in wardrobe.

BEDROOM 2

With double glazed window to rear, built-in wardrobe, radiator.

BEDROOM 3

With double glazed window to front, radiator, built-in over stairs storage cupboard housing the boiler.

SHOWER ROOM

With double glazed opaque window to rear, low level WC, wash hand basin with mixer tap and tiled splashback, tiled shower cubicle, radiator, extractor fan, vinyl flooring,

OUTSIDE

To the front of the property there is a mainly laid to lawn garden with established greenery to borders and tandem length driveway leading to a single garage with up and over door, electric points, double glazed window to rear and personnel door into the garden.

The rear garden is fully enclosed by wooden fence panels and is low maintenance with patio area and gravelled section, timber shed and a

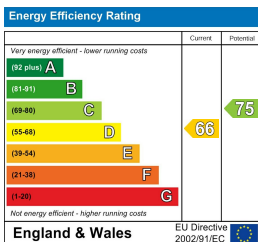
variety of established trees, hedges and plants.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £335,000

Tenure - Freehold

Council Tax Band - C

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.

