



Morton Close, Ely, CB7 4FD

**CHEFFINS**

# Morton Close

Ely,  
CB7 4FD

- End of Terrace Home
- Popular Residential Development
- Refitted Kitchen/Dining Room
- 3 Bedrooms
- Enclosed Garden to Rear
- Garage on Block & Parking to Front
- Freehold / Council Tax Band C / EPC Rating C

Cheffins are pleased to market this well presented end of terrace home situated on a popular residential development within the City of Ely.

Accommodation comprises entrance hall, cloakroom, living room and refitted kitchen/dining room on the ground floor, whilst on the first floor there are 3 bedrooms and a family bathroom.

Outside there is a fully enclosed garden to rear, together with a single garage on block with parking to front.

Viewing is recommended strictly by appointment only.



**Guide Price £315,000**





## 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 PORCH

With front entrance door.

## CLOAKROOM

With wash hand basin with mixer tap and storage under, low level WC, tiled splashback, wall mounted fuse board, opaque double glazed window to rear, tiled flooring.

## INNER HALLWAY

With stairs rising to the first floor, laminate flooring, radiator.

## LIVING ROOM

With 2 double glazed windows to front, radiator, laminate flooring.

## KITCHEN / DINING ROOM

Refitted with wall and base level units, worktop space, integrated 4-ring induction hob with overhead extractor hood, built-in oven, integrated dishwasher and fridge/freezer, sink with mixer tap, panelled splashbacks, double glazed window to rear, French doors leading out to the rear garden, radiator, laminate flooring.

## FIRST FLOOR LANDING

With radiator.

## BEDROOM 1

With double glazed window to front, laminate flooring, radiator.

## BEDROOM 2

With double glazed window to rear, laminate flooring, built-in over stairs storage cupboard, loft hatch, radiator.

## BEDROOM 3

With double glazed window to front, laminate flooring, radiator.

## BATHROOM

With side panelled bath tub with overhead rainfall shower, wash hand basin with mixer tap and storage under, low level WC, heated towel rail, tiled splashbacks, opaque double glazed window to rear, tiled flooring, extractor fan, shaving point.

## OUTSIDE

The property is accessed via a block paved communal road. There is a front garden and footpath leading to the front entrance door. There is also a garage situated on block with parking space to front.

The rear garden is fully enclosed by wooden fence panels and brick wall with patio area, lawn, variety of plants and herbaceous borders and side gated access.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





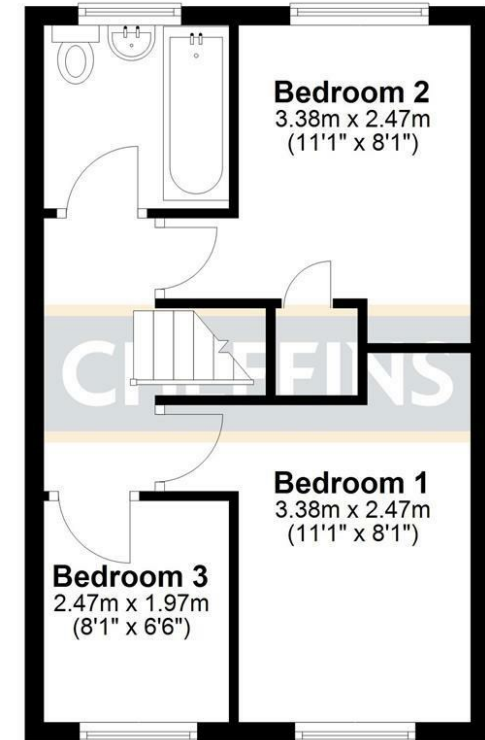
## Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



## First Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



Total area: approx. 71.2 sq. metres (766.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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 £315,000

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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.