



Lisle Lane, Ely, CB7 4AS

**CHEFFINS**



## Lisle Lane

Ely,  
CB7 4AS

- Centrally Located Mid Terrace Home
- Easy Access to City Centre, Waterside & Mainline Railway Station
- Generous Lounge
- Kitchen / Diner
- 2 Bedrooms & Bathroom
- Enclosed Garden to Rear
- 2 Allocated Parking Spaces
- Ideal Investment Opportunity
- Freehold / Council Tax Band B / EPC Rating D

Offering to the market this conveniently located mid terraced home, close to the city centre of Ely and on the doorstep of local amenities.

The property offers a generous lounge, a kitchen / diner at the rear leading into the garden. Upstairs there are 2 bedrooms and a bathroom.

The outside space at the rear offers space to enjoy those summer months and beyond the garden are 2 allocated off road parking spaces.

The property is offered for sale with NO FORWARD CHAIN and is available to view by appointment. Get in touch to secure your viewing and avoid disappointment!



**Guide Price £250,000**





## 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.

## LOUNGE

With window and door to front aspect, stairs to first floor, door through to:

## KITCHEN / DINER

With door to rear aspect, window to rear, boiler, plumbing for washing machine, single oven with 4 ring gas hob with extractor hood over, space for under counter fridge and freezer, radiator.

## FIRST FLOOR LANDING

With access to loft.

## BEDROOM 1

With window to rear aspect, radiator.

## BEDROOM 2

With window to front aspect, radiator.

## BATHROOM

Fitted with 3-piece suite comprising low level WC, wash hand basin, panelled bath with shower over, airing cupboard housing hot water tank, extractor fan.

## OUTSIDE

To the front of the property there is a small paved area fronting the street. To the rear there is a split level garden with paved patio, mature shrubs and plants.

## AGENTS NOTE

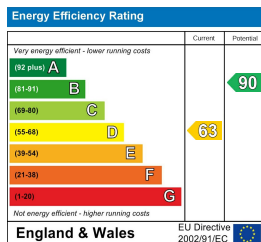
For more information on this property please refer to the Material Information Brochure on our website.

There is an annual management charge in the sum of £200.00 in respect of the upkeep of communal areas.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





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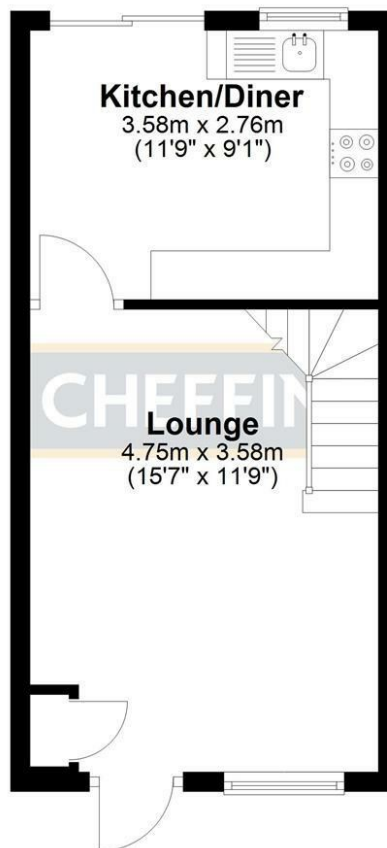
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

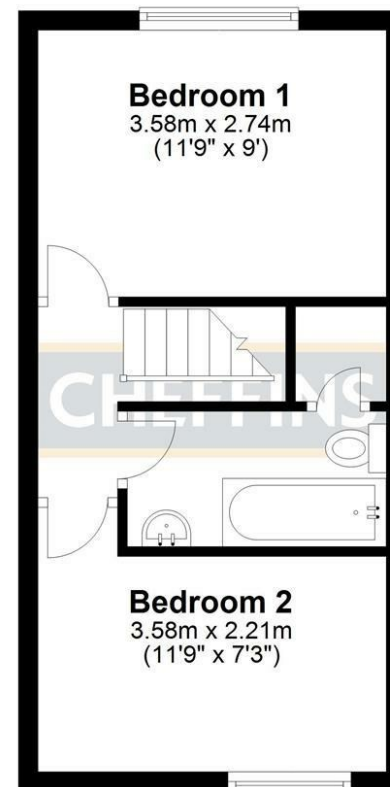
## Ground Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



## First Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



Total area: approx. 54.5 sq. metres (586.5 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.