



Lumley Close, Ely, CB7 4FG

CHEFFINS

Lumley Close

Ely,
CB7 4FG

- Semi Detached Family Home
- 3 Bedrooms (1 Ensuite)
- Off Street Parking & Single Garage
- Enclosed Rear Garden
- Well Presented
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating C

Cheffins are delighted to offer to the market this semi detached family home located in the popular City of Ely.

Accommodation comprises entrance hall, ground floor cloakroom, kitchen/dining room, lounge to rear providing access into the rear garden, 3 bedrooms (1 ensuite) plus a family bathroom completing the internal accommodation.

Outside the property to the front is a lawned garden with block paved driveway providing off street parking for 2/3 cars and leading up to a single garage. To the rear there is a south facing garden giving summer long warmth.

This property is offered for sale with the benefit of no upward chain and is available to view by appointment only.

3 2 1

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 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 HALL

With door to side, radiator, stairs leading to the first floor, under stairs storage area.

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin, consumer unit, radiator, extractor fan.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, plumbing for washing machine, integral single oven, 4-ring gas hob with extractor hood over, window to front, radiator.

LOUNGE

With double glazed French doors to the rear leading out to a south facing garden, radiator.

FIRST FLOOR LANDING

With window to side, access to loft.

BEDROOM 1

With window to front, radiator, cupboard housing the boiler. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and corner shower cubicle, partially tiled walls, shaver socket, extractor fan, window to side.

BEDROOM 2

With window to rear, radiator

BEDROOM 3

With window to rear, radiator. Freestanding wardrobes.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment over, partially tiled walls, radiator, extractor fan, shaver socket.

OUTSIDE

The front of the property is mainly laid to lawn with a block paved driveway leading to a single garage with up and over door, power and light connected.

The rear garden has been mainly laid to lawn with a paved patio, 2 timber sheds, raised flower beds and gated access to the side.

AGENTS NOTES

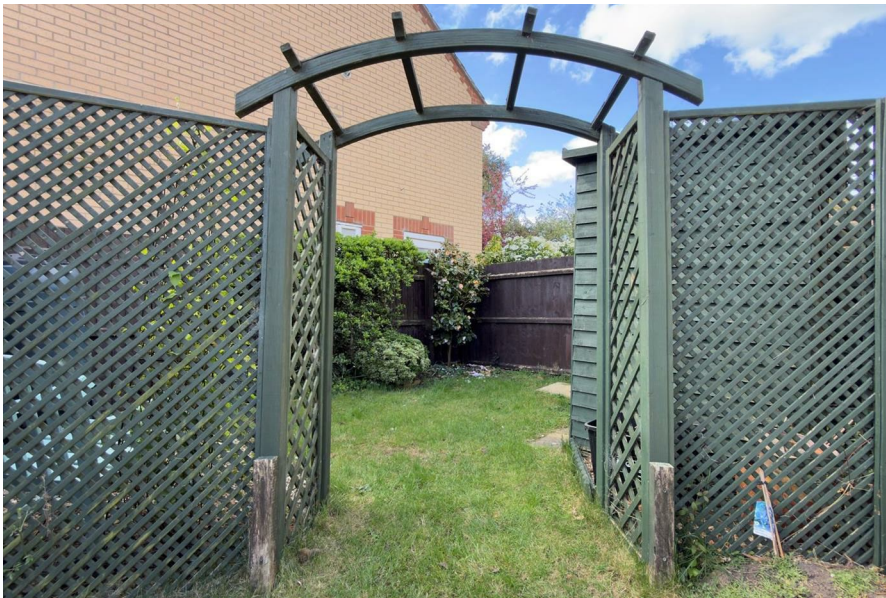
This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.**

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

VIEWING ARRANGEMENTS

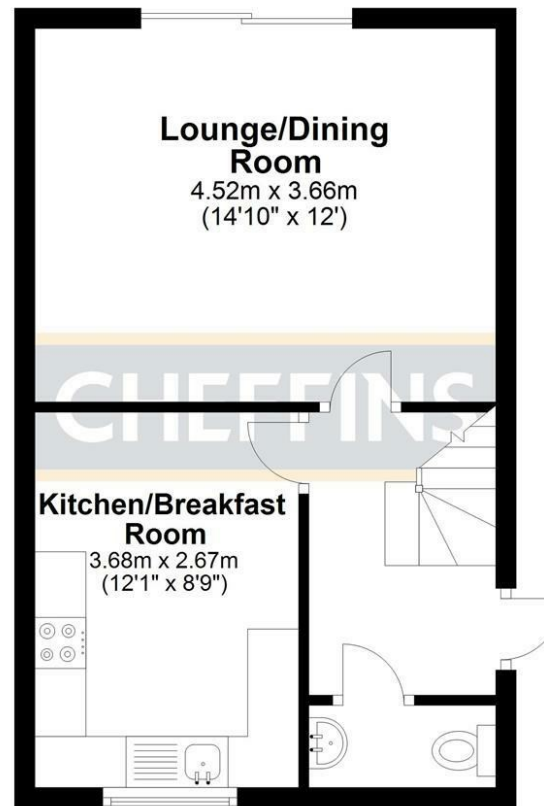
Strictly by appointment with the Agents.





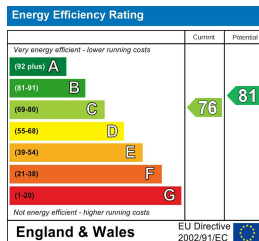
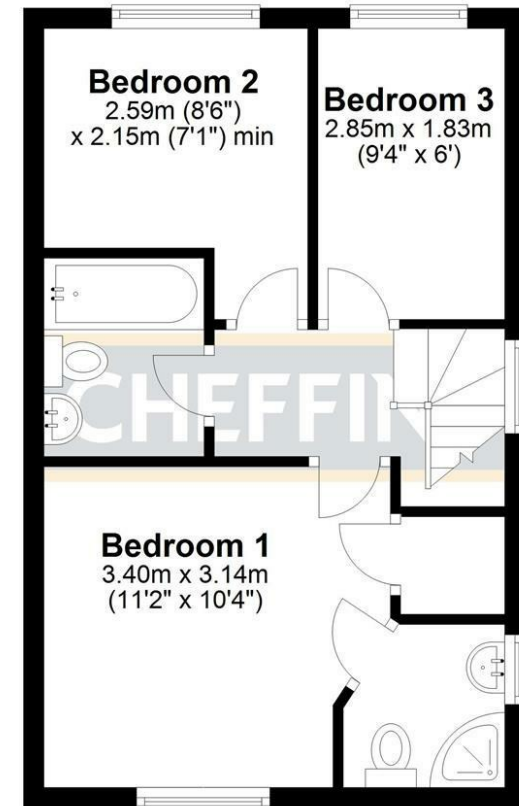
Ground Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Guide Price £335,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Total area: approx. 67.5 sq. metres (726.9 sq. feet)

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.

