



New Barns Avenue, Ely, CB7 4RD

**CHEFFINS**



## New Barns Avenue

Ely,  
CB7 4RD

- Close to City Centre
- 2 Bedrooms
- Updating Required
- Off Road Parking
- Good Size Plot
- Outbuildings
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating D

A deceptively spacious 2 bedroom end of terrace property situated on a large plot close to the City Centre of Ely.

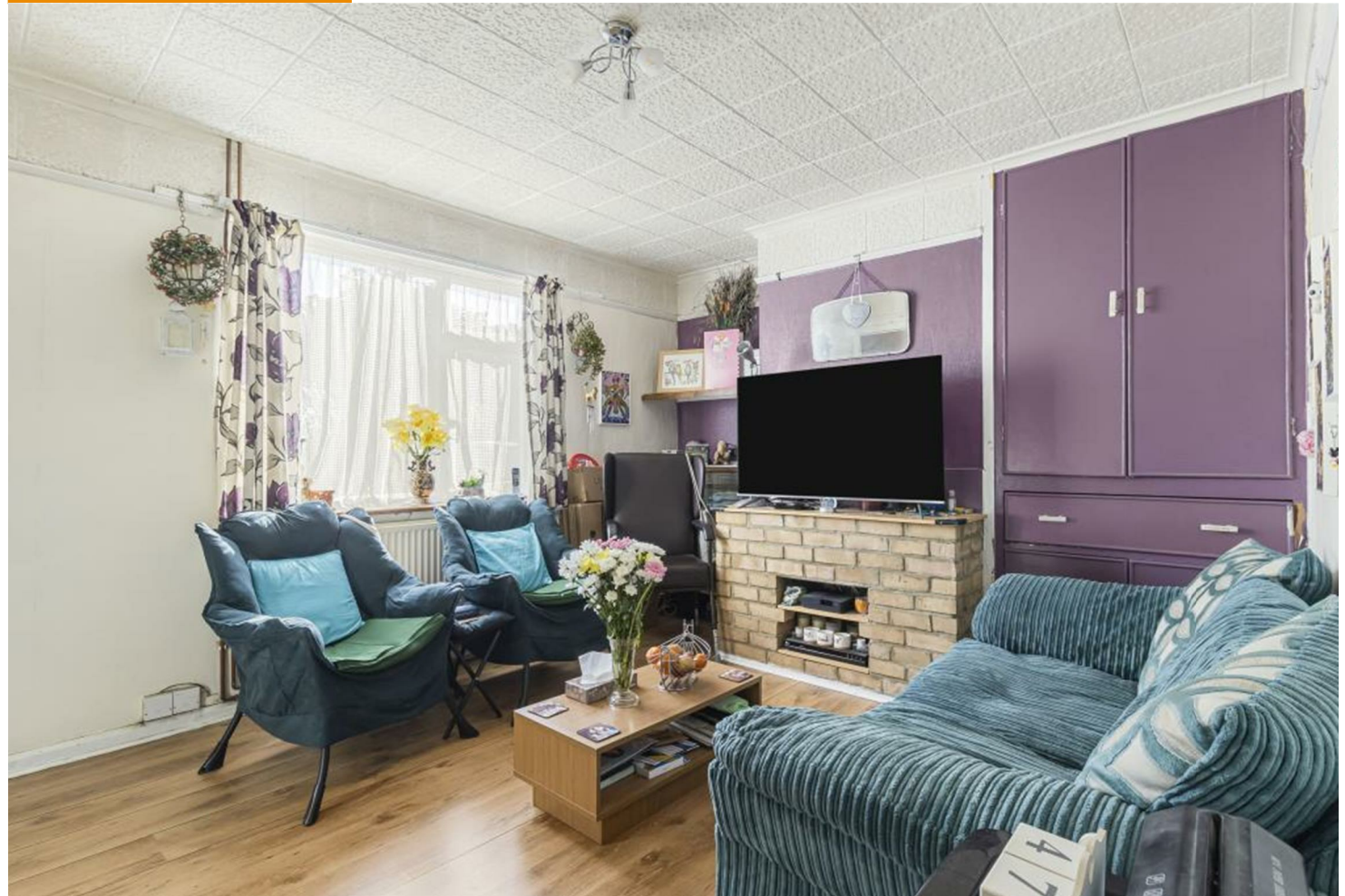
The accommodation comprises entrance hall, lounge to the front, kitchen/diner to the rear providing access into the garden, cloakroom, 2 first floor bedrooms and bathroom.

The property offers generous front, side and rear gardens enclosed by gates and fencing, off road parking for 1/2 cars and multiple sheds and outbuildings.

The property does require updating but is offered for sale with no upward chain and is available to view by appointment only.

2 1 1

**Guide Price £200,000**





## 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 front, stairs to first floor, radiator.

## **LOUNGE**

With window to front, radiator, fireplace.

## **KITCHEN**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, door to side, window to rear, storage cupboard, stainless steel sink unit.

## **WC**

With low level WC.

## **FIRST FLOOR LANDING**

With access to loft, window to side.

## **BEDROOM 1**

With window to front, radiator.

## **BEDROOM 2**

With window to rear, radiator.

## **BATHROOM**

With suite comprising low level WC, wash hand basin, panelled bath with shower over, window to rear, radiator.

## **OUTSIDE**

The property has wrap-around gardens to front, side and rear. There is off road parking to front with gated access.

## **AGENTS NOTE**

We understand the neighbouring property has a right of way at the rear to access the rear of their own property.

## **VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.

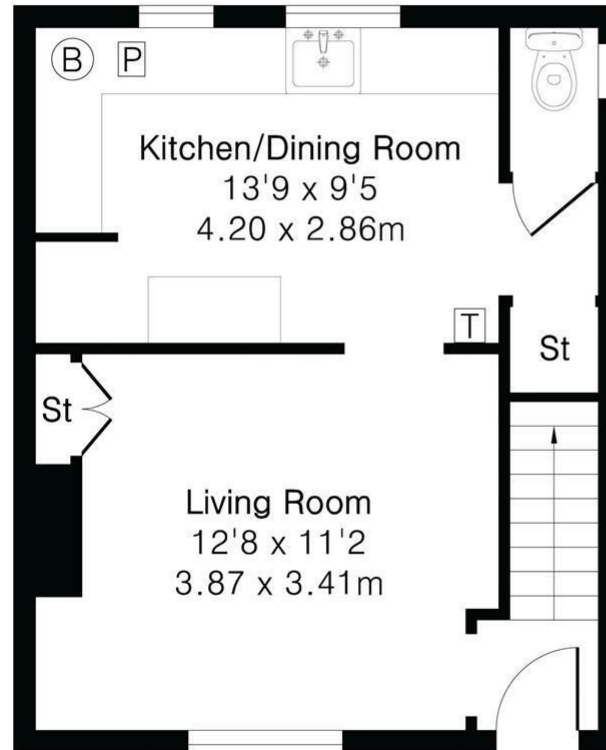




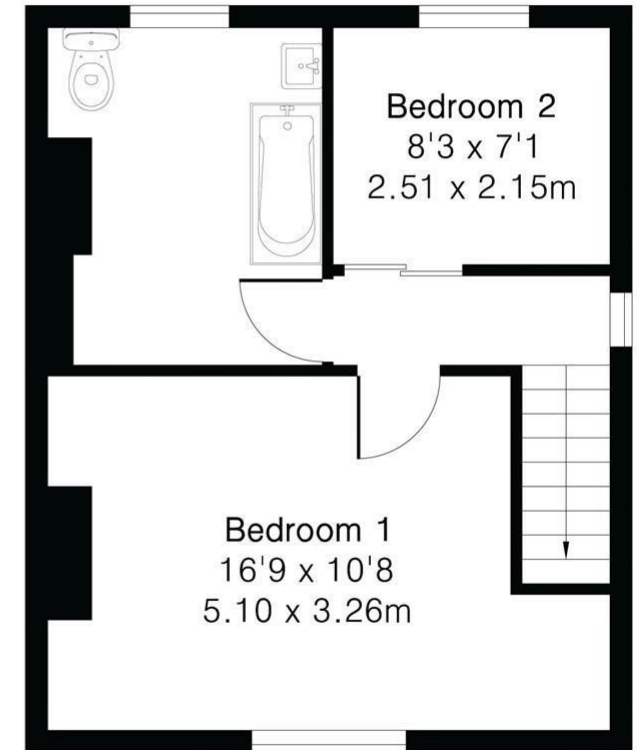
## Approximate Gross Internal Area 700 sq ft - 64 sq m

Ground Floor Area 350 sq ft – 32 sq m

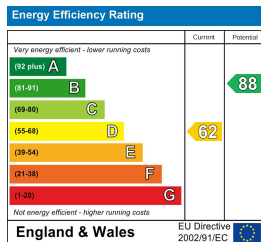
First Floor Area 350 sq ft – 32 sq m



Ground Floor



First Floor



Guide Price £200,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.

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