



Elderberry Close, Ely, CB6 2FQ

**CHEFFINS**

# Elderberry Close

Ely,  
CB6 2FQ

- Modern End of Terrace Property
- 3 Bedrooms
- Lounge / Dining Room
- Enclosed Garden to Rear
- Parking for 2 Cars
- Popular City Location
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating B

Cheffins are pleased to offer to the market this well presented modern end of terrace family home, located in the popular City of Ely.

The property benefits from an entrance hall, cloakroom, kitchen, lounge/dining room providing access into the garden, 3 good size bedrooms and a family bathroom.

Outside the property to the front is a small garden with off road parking to the side for 2 cars, whilst the rear offers an enclosed mainly laid to lawn garden with gated access.

The property is offered for sale with no upward chain and viewing is recommended by appointment.

3 1 1

**Guide Price £350,000**





## 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.

## CLOAKROOM

Fitted with a 2-piece suite comprising low level WC, wash hand basin, window to side.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, wall mounted boiler, plumbing for washing machine, plumbing for dishwasher, integral double oven, 4-ring gas hob with extractor hood over, space for fridge/freezer, window to front, extractor fan.

## LOUNGE

With doors to the rear leading into the garden, window to rear, feature electric fireplace, fitted storage cabinets, under stairs storage cupboard, radiator.

## FIRST FLOOR LANDING

With storage cupboard, window to side, radiator.

## BEDROOM 1

With window to rear, radiator, built-in wardrobes.

## BEDROOM 2

With window to front, radiator.

## BEDROOM 3

With window to rear, radiator, access to loft.

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and shower screen, window to front, radiator.

## OUTSIDE

There is a small lawned garden to the front of the property, together with parking for 2 cars to the side.

The rear garden is mainly laid to lawn with paved patio, timber shed and gated access to the side.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £350,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

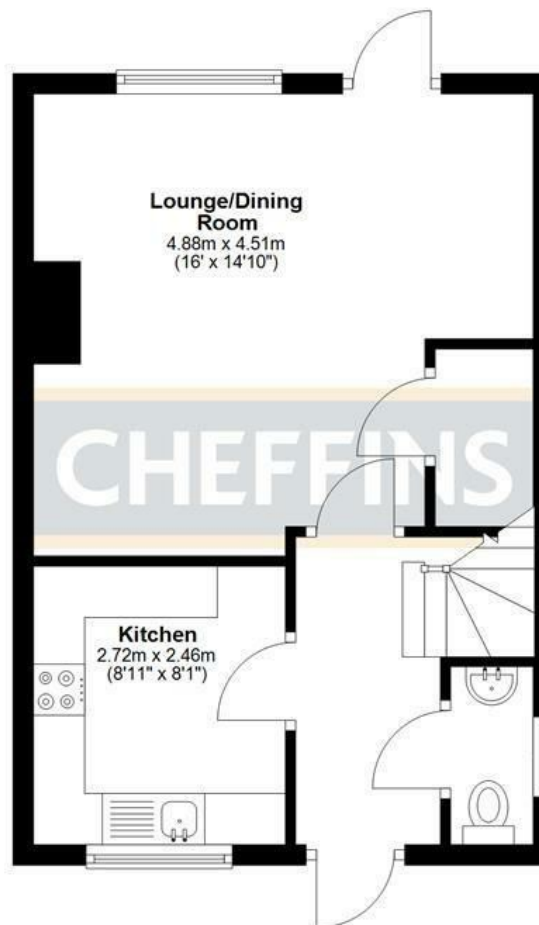
For more information on this property please refer to the Material Information Brochure on our website.

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>.

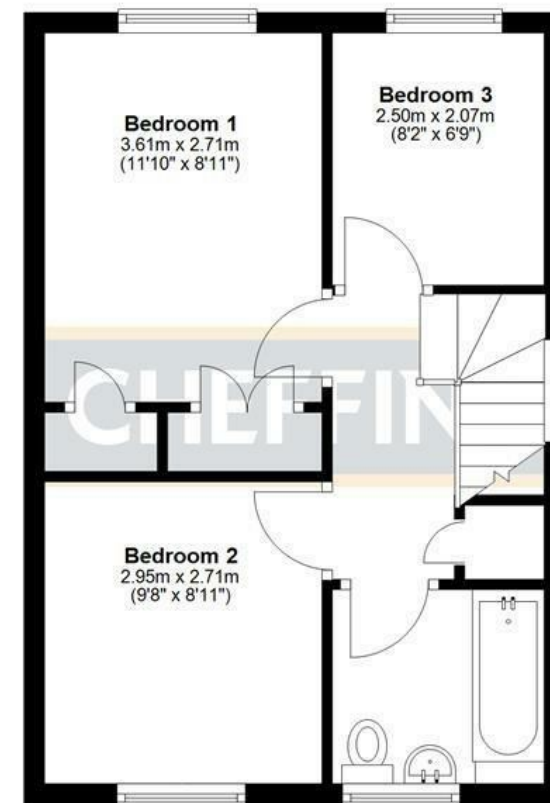
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

**Ground Floor**  
Approx. 35.8 sq. metres (384.9 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 71.6 sq. metres (770.6 sq. feet)



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