



Elysian Close, Ely, CB7 4HY



Elysian Close

Ely,
CB7 4HY

- Modern End of Terrace House
- 2 x Off Road Parking Spaces
- 2 Double Bedrooms
- Lounge / Diner
- Popular City Location
- Freehold / Council Tax: B / EPC Rating: C

Cheffins are delighted to offer to the market this well presented, two double bedroom end of terrace home, located in a cul-de-sac location in the popular City of Ely.

The property offers an entrance hall, kitchen, lounge /diner, two double bedrooms, bathroom and a ground floor cloakroom.

Outside, there is a private frontage with hedgerows to front plus an enclosed, mainly laid to lawn garden at the rear with gated access to both front & rear. Beyond the garden are two allocated parking spaces.

To fully appreciate this lovely home, an early viewing is highly recommended.

2 1 1

Guide Price £300,000





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.

HALLWAY

With door to front and radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, stainless steel sink with mixer tap over, 4 ring gas hob with extractor hood over, tiled splash back, integrated oven, plumbing for washing machine, boiler, space for fridge/freezer, radiator and window to front.

LOUNGE / DINING ROOM

With door to rear, stairs rising to first floor and understairs storage cupboard.

CLOAKROOM

Fitted with a low level WC, pedestal wash hand basin, radiator and window to side.

FIRST FLOOR LANDING

Window to side, access to loft and radiator.

BEDROOM 1

Window to rear, radiator, fitted wardrobe and over stairs storage cupboard.

BEDROOM 2

Window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, panelled bath with shower over, shower screen and radiator.

OUTSIDE

The enclosed rear garden is mainly laid to lawn with paved patio and gated access at both the front and rear. Beyond the garden are two allocated parking spaces.

To the front is a private frontage with hedgerows.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



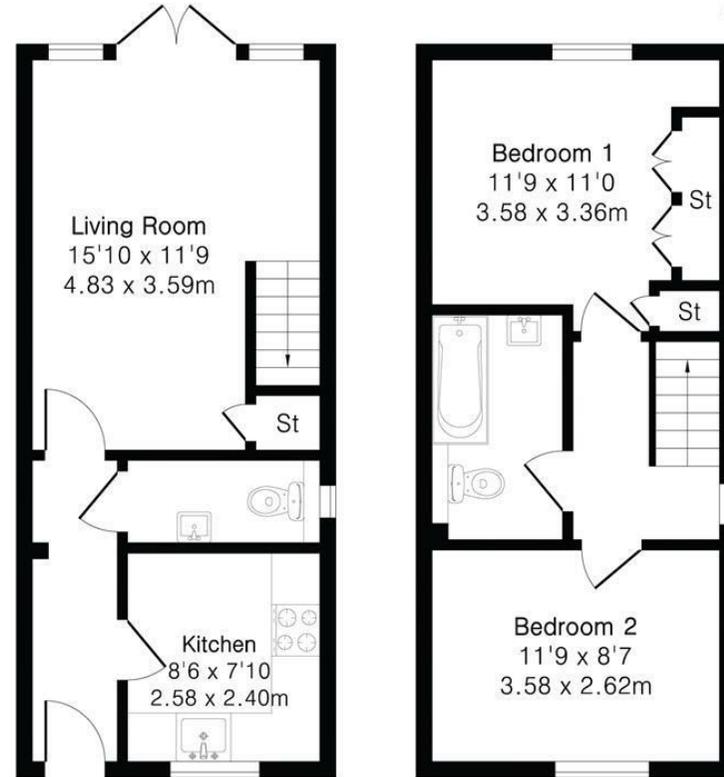




Approximate Gross Internal Area 672 sq ft - 62 sq m

Ground Floor Area 336 sq ft – 31 sq m

First Floor Area 336 sq ft – 31 sq m



Ground Floor

First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	72

England & Wales EU Directive 2002/91/EC

Guide Price £300,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[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.