



Old Brewery Close, Ely, CB7 4QE

**CHEFFINS**

# Old Brewery Close

Ely,  
CB7 4QE



**Guide Price £320,000**

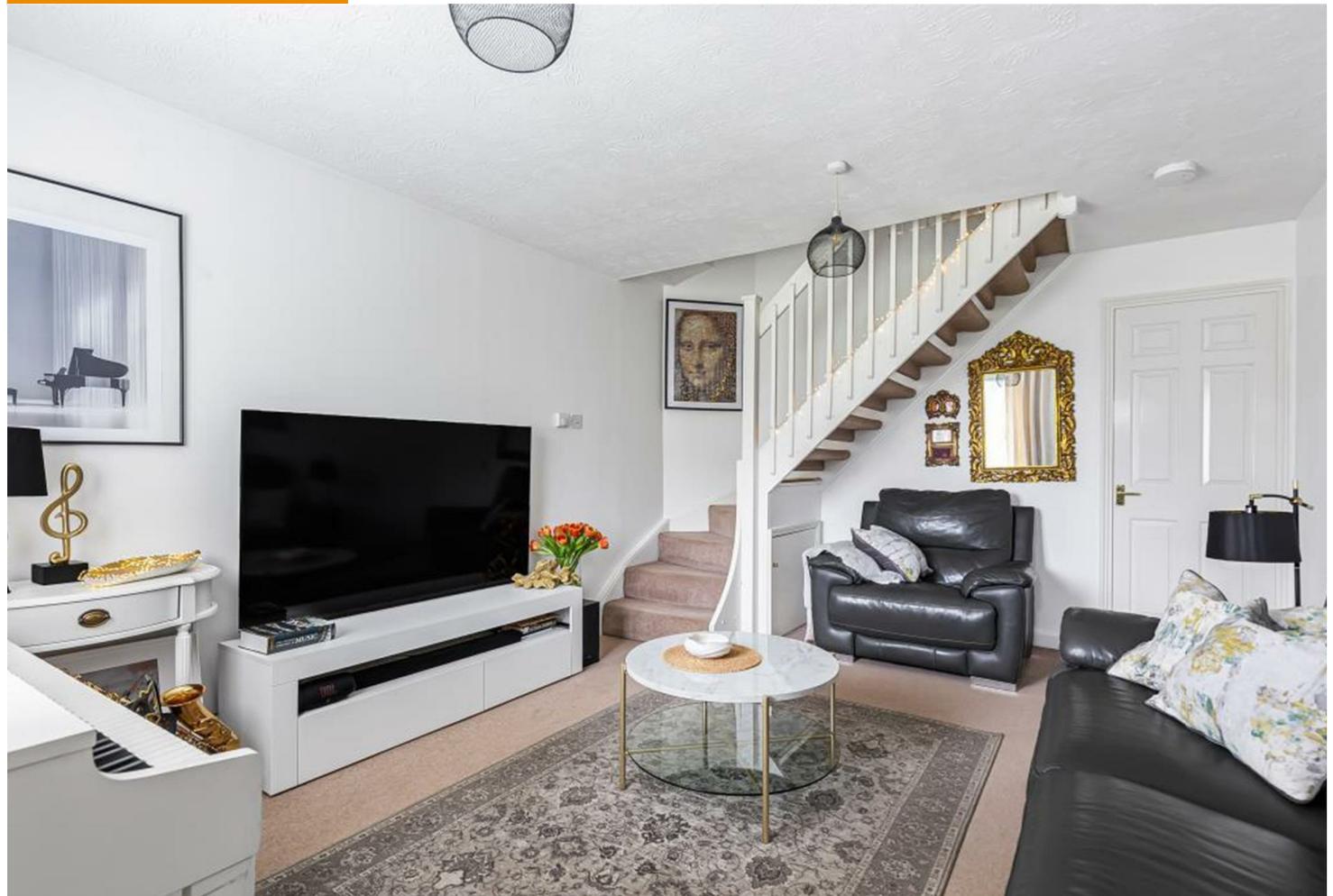
- Central City Location
- Easy Access to City Centre, Waterside & Mainline Railway Station
- Terraced Home
- 2 Bedrooms
- Enclosed Rear Garden
- Garage & Parking
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating TBC

Cheffins are pleased to market this well presented mid terrace house, situated in a small development overlooking an attractive green to front in a central location within the popular City of Ely.

Accommodation comprises living room, kitchen providing access into the rear garden, 2 bedrooms and bathroom, together with an enclosed rear garden, garage and parking.

The property benefits from gas central heating and replacement UPVC double glazing and is offered for sale with no upward chain.

Viewing recommended.





## 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.

## LIVING ROOM

With front entrance door, stairs rising to the first floor, storage cupboard, double glazed window to front overlooking the green, radiator. Door through to:

## KITCHEN

Fitted with a range of matching base and wall units, cupboards and drawers with worktop space, integrated 4-ring gas hob with overhead extractor, built-in oven, double glazed window to rear, sliding doors leading through to the garden, vinyl flooring, radiator

## FIRST FLOOR LANDING

With access to loft (part boarded). Doors to:

## BEDROOM 1

With double glazed window to front overlooking the green, radiator,

## BEDROOM 2

With double glazed window to rear, radiator.

## BATHROOM

With side panelled bath, low level WC, wash hand basin, tiled splashback surrounding, airing cupboard, radiator,

## OUTSIDE

A footpath leads to the front door with hedging and laid to lawn frontage.

Gated pedestrian access leads to the rear garden which is enclosed by wooden fence panels with an area laid to lawn and paved patio,

The property has a single garage with additional parking in front.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

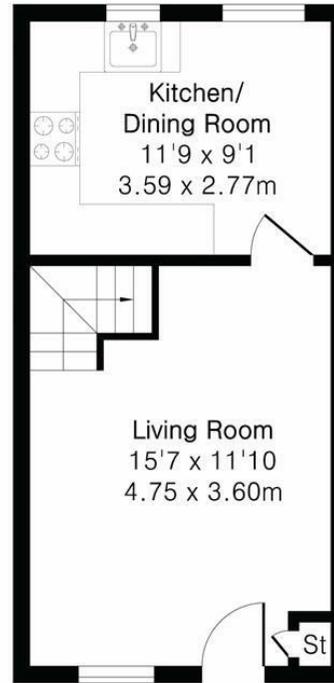




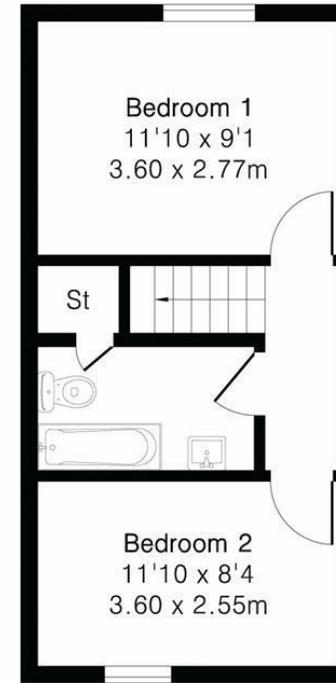
**Approximate Gross Internal Area 592 sq ft - 56 sq m**

Ground Floor Area 296 sq ft – 28 sq m

First Floor Area 296 sq ft – 28 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) <b>A</b>		
(51-61) <b>B</b>		
(39-50) <b>C</b>		
(29-38) <b>D</b>		
(19-28) <b>E</b>		
(9-18) <b>F</b>		
(1-8) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £320,000

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.