



Elderberry Close, Ely, CB6 2FQ

CHEFFINS

Elderberry Close

Ely,
CB6 2FQ

- 50% Shared Ownership
- Semi Detached House
- 2 Bedrooms
- Perfect for First Time Buyers
- No Upward Chain
- Leasehold / Council Tax Band C / EPC Rating TBC

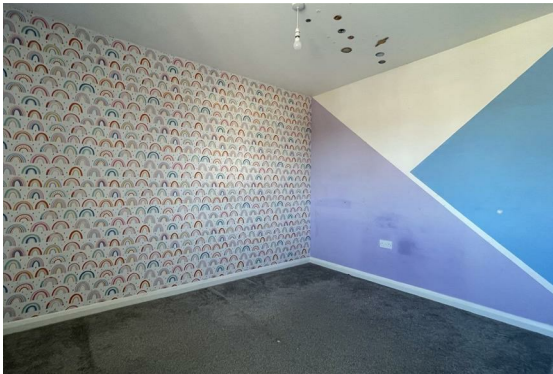
We are pleased to market this modern semi detached house comprising entrance hall, cloakroom, kitchen, living room, 2 bedrooms and bathroom, together with a fully enclosed garden to rear and 2 parking spaces.

Offered for sale on a 50% shared ownership basis with the added benefit of no upward chain.



Guide Price £162,500





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 aspect, stairs to first floor, radiator, vinyl flooring, door to:

CLOAKROOM

With opaque double glazed window to front aspect, low level WC, wash hand basin with separate taps and tiled splashback, tiled flooring, radiator.

KITCHEN

Fitted with a range of base and eye level storage units with complimentary work surfaces over, window to front aspect, wall mounted gas boiler, integrated 4-ring gas hob and oven with overhead Hotpoint extractor hood, space for fridge/freezer, space for washing machine, stainless steel sink unit and drainer with mixer tap, tiled floor

LIVING ROOM / DINING ROOM

With double glazed window and door leading into the garden, under stairs storage cupboard housing the fuses, 2 radiators.

FIRST FLOOR LANDING

With access to loft and double glazed window to side aspect.

BEDROOM 1

With double glazed window to front aspect, radiator.

BEDROOM 2

With double glazed window to rear aspect, radiator

BATHROOM

With opaque double glazed window to front aspect, extractor fan, panelled bath with shower over, low level WC, wash hand basin with separate taps, tiled splashbacks and storage underneath, radiator, tiled flooring, over stairs storage cupboard containing a radiator.

OUTSIDE

The rear garden is enclosed by wall and fence panels and is mainly laid to lawn with patio area, timber shed and side access leading to 2 parking spaces.

TENURE

Leasehold. We understand the original 150 year lease commenced on the 24th April 2019.

We understand the monthly rent payment in respect of the remaining 50% share is in the sum of £406.68. There is also a monthly service charge payment due, currently in the sum of £50.15.

The property is being sold on a 50% shared ownership basis with the Cambridge Housing Society.

Please visit <https://www.chsgroup.org.uk/looking-to-buy-a-home/> for further information regarding shared ownership

VIEWING

Strictly by appointment with the Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £162,500

Tenure - Leasehold

Council Tax Band - C

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>.

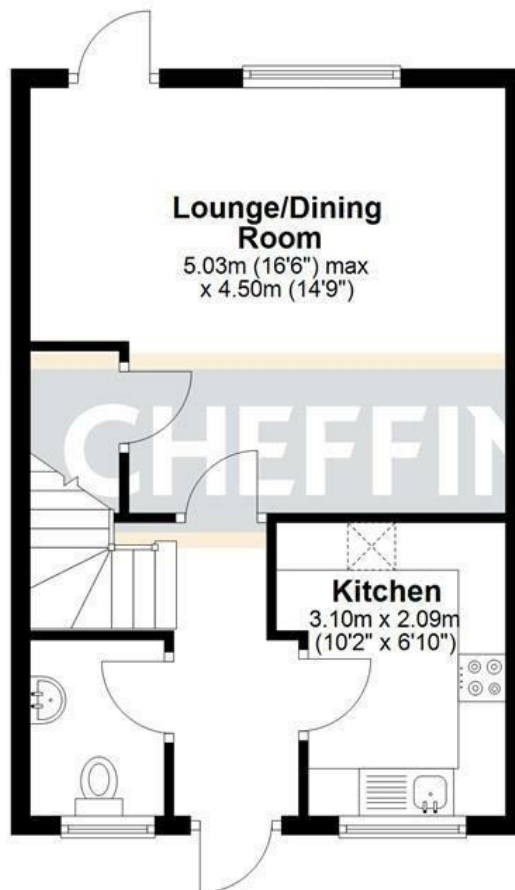
For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

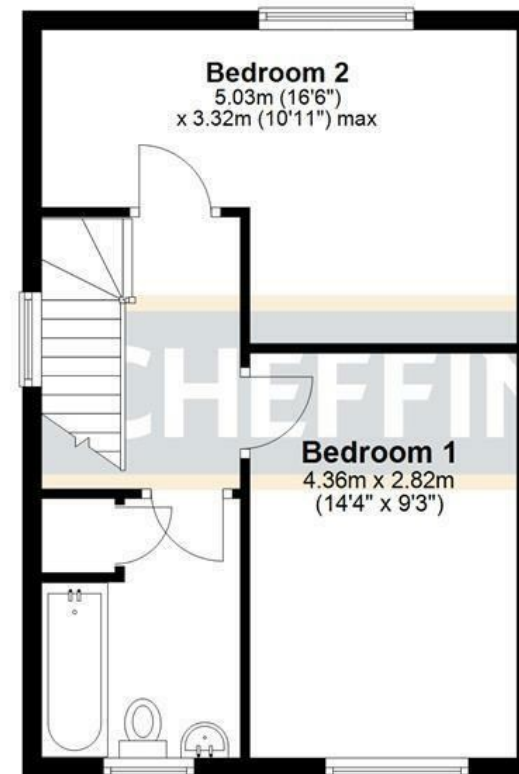
Ground Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 77.6 sq. metres (835.0 sq. feet)

