



Ramsey Road, Ely, CB7 4RL

CHEFFINS

Ramsey Road

Ely,
CB7 4RL

- 76% shared ownership
- 2 Double Bedrooms
- Kitchen / Diner
- Front and rear gardens
- 2 allocated off road parking spaces
- No forward chain
- LEASEHOLD / COUNCIL TAX B / EPC D

We offer to the market the opportunity to purchase this shared ownership, mid terraced home located in the popular City of Ely. The property comprises of Entrance Hall, Lounge, Kitchen / Diner at the rear providing access to the garden as well as two Double Bedrooms and a Bathroom.

Outside the property is a small front garden and an enclosed rear garden with paved patio and gated access at the rear.

This property is offered for sale with no forward chain and is available to view by appointment.

2 1 1

£170,000





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 and door leading into.,

LOUNGE

With window to front, radiator, stairs to first floor and door through to...

KITCHEN / DINER

Range of base and wall units, cupboards and drawers with worksurfaces over, stainless steel sink with mixer tap over, plumbing for washing machine, space for single oven with extractor hood over, space for fridge/freezer, storage cupboard, radiator, door to the rear leading to the garden and window to the rear.

FIRST FLOOR

Provides access to bedrooms and bathrooms.

BEDROOM 1

Window to the front, radiator and an airing cupboard housing the hot water tank.

BEDROOM 2

Window to the rear and radiator.

BATHROOM

Fitted with a three piece suite, comprising of low level WC, wash hand basin and panelled bath with shower over, window to the rear, loft access, radiator and tiled splashbacks.

OUTSIDE

To the front there is a small front lawn with path leading to the front door. The rear is mainly laid to lawn with patio and gated access at the rear.

AGENTS NOTE

Price is for 76% ownership of the property.

Rent is £53.50 per calendar month for the remaining 24% share.

The tenure is Leasehold. We understand the original 999 year lease commenced in February 1992.

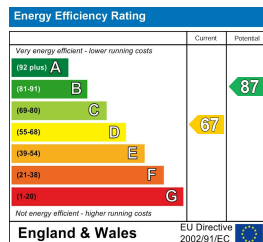
We understand that there is no option to purchase a further share of this property.

The property is being sold on a shared ownership basis with the City of Ely Council. Prospective purchasers will need to qualify with the City Council's criteria as detailed on their website, www.cityofelycouncil.org.uk/our-services/local-needs-housing. For further information on the scheme purchasers can also speak with Sarah Jay at the City of Ely Council on 01353 661047 or email sarah.jay@cityofelycouncil.org.uk

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





£170,000

Tenure – Leasehold

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

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.

