



New Barns Road, Ely, CB7 4PN

CHEFFINS

New Barns Road

Ely,
CB7 4PN

- Detached Extended Cottage
- Close to City Centre
- 3 Double Bedrooms (1 Ensuite)
- Solar Panels with Battery Storage
- Enclosed Garden with Workshop
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating B

Cheffins are delighted to offer to the market this detached extended cottage, situated close to the centre of the City of Ely. The property comprises of lounge/dining room, kitchen, ground floor bedroom and shower room, 2 further bedrooms on the first floor, one having an ensuite bathroom. Outside there is an enclosed garden featuring mature shrubs and trees, as well as a workshop.

The property further benefits from solar panels with Tesla Power Wall 2 battery storage and is offered for sale with no upward chain.

*Note to buyers: Roof tiles are made from asbestos. The property does require work. Buyers to make their own enquiries.

3 2 1

Guide Price £400,000





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.

REAR HALLWAY

With door to side, window to rear, under floor heating, airing cupboard housing hot water tank

GROUND FLOOR BEDROOM 3

With window to side, fitted wardrobes, under floor heating,

SHOWER ROOM

Fitted with a low level WC, wash hand basin and walk-in shower, under floor heating

KITCHEN

Fitted with bespoke base units with work surfaces over, 1 1/2 bowl sink unit with mixer tap, plumbing for washing machine and dishwasher, window to side, boiler cupboard. Leading through to the front door.

LOUNGE / DINING ROOM

With window to rear, door to rear, 2 windows to front, electric fireplace, stairs to the first floor.

FIRST FLOOR LANDING**BEDROOM 1**

With windows to front and rear, ornate fireplace, radiator.

BEDROOM 2

With windows to front and rear, over stairs cupboard, radiator. Door to:

ENSUITE

Part finished. Fitted with a 3-piece suite comprising low level WC, wash hand basin and freestanding bath, windows to front and rear, 2 radiators.

OUTSIDE

The property fronts onto an unadopted road. The rear garden is enclosed and is mainly laid to lawn with vegetable patch, mature shrubs and trees and gated access at the rear. There is also a workshop with power and light connected and windows to front and side.

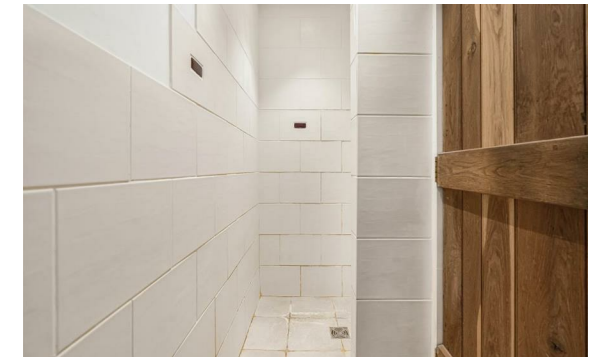
AGENTS NOTE

The property benefits from solar panels with Tesla Power Wall 2 battery storage.

The property also benefits from rainwater harvesting which we understand supplies the garden tap, the washing machine and the WC in the shower room

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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 £400,000
 Tenure - Freehold
 Council Tax Band - C
 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.

