



Morton Close, Ely, CB7 4FE

**CHEFFINS**



# Morton Close

Ely,  
CB7 4FE

- Semi Detached Home
- Well Presented
- 2 Bedrooms
- Lounge & Conservatory

We offer to the market this well presented modern 2 bedroom semi detached home located in the popular City of Ely.

The property comprises of an open plan entrance and kitchen to maximise space that has been refitted and leads through to a generous lounge opening into a conservatory providing access into the rear garden. To the first floor there are 2 double bedrooms and a family bathroom.

Outside there is a mainly laid to lawn rear garden whilst there is a small front garden with path leading to the front door, together with a detached single garage having parking to the front.

The property further benefits from being offered for sale with no upward chain.

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**Guide Price £285,000**





## 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 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.

## KITCHEN AREA

With front entrance door, window to front, fitted with a range of base and wall units, cupboards and drawers with work surfaces over, plumbing for dishwasher, 4-ring gas hob with extractor hood over, inset stainless steel sink unit with mixer tap, integral oven, space for fridge/freezer, radiator.

## LOUNGE

With door to rear leading to the conservatory, radiator, stairs to first floor.

## CONSERVATORY

With doors leading to rear garden, under floor heating.

## FIRST FLOOR LANDING

## BEDROOM 1

With window to rear, range of fitted wardrobes, radiator.

## BEDROOM 2

With window to front, radiator, fitted desk over stair bulkhead, access to loft (housing the boiler).

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and screen, window to side, heated towel rail.

## OUTSIDE

To the side there is a single garage with up and over door, power and light connected and plumbing for a washing machine. There is parking for 2 cars in front of the garage.

The garden is mainly laid to lawn with paved patio and gated access to the side.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







## 118 Morton Close

Approximate Gross Internal Area = 61.3 sq m / 660 sq ft



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID343865)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £285,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire

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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.



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