



Dunstan Street, Ely, CB6 3AQ

CHEFFINS

Dunstan Street

Ely,
CB6 3AQ

- NO FORWARD CHAIN
- 3 Bedroom Terraced House
- Kitchen / Diner
- Garage En Bloc
- Front & Rear Gardens
- FREEHOLD / EPC C / COUNCIL TAX B

Offering to the market this deceptively spacious terraced home, located in the popular City of Ely.

This property offers to opportunity to put your own stamp on things and comprises; entrance hall, lounge, a kitchen / diner across the back, a conservatory, 3 bedrooms and a family bathroom.

Outside there are front & Rear gardens, whilst there is off road parking and a garage en bloc.

The property is offered for sale with NO FORWARD CHAIN and is available to view, strictly by appointment.



Guide Price £249,500





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

Door to front, window to front, stairs to 1st floor, radiator

LOUNGE

Window to front, gas fireplace, door to kitchen . diner, radiator

KITCHEN / DINER

Fitted with a range of base units, cupboards and drawers, with work surfaces over, sink with mixer tap over, space for single oven, space for fridge / freezer, door to rear, window to rear, radiator

UTILITY / CONSERVATORY

Plumbing for washing machine, door to rear leading to the garden

1ST FLOOR

Radiator, loft access

BEDROOM 1

Window to front, radiator, built in storage cupboard

BEDROOM 2

Window to rear, radiator, airing cupboard housing boiler

BEDROOM 3

Window to front, radiator, built in storage cupboard (over stairs)

WET ROOM

Walk in shower, low level wc, wash hand basing, window to rear, heated towel rail

FRONT GARDEN

Mainly laid to lawn with pathway to front door

REAR GARDEN

Paved, courtyard style garden, timber shed, brick built outbuilding, gated access at the rear.

GARAGE

En Bloc

AGENTS NOTE

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

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area 958 sq ft - 89 sq m

Ground Floor Area 526 sq ft – 49 sq m

First Floor Area 389 sq ft – 36 sq m

Outbuilding Area 43 sq ft – 4 sq m

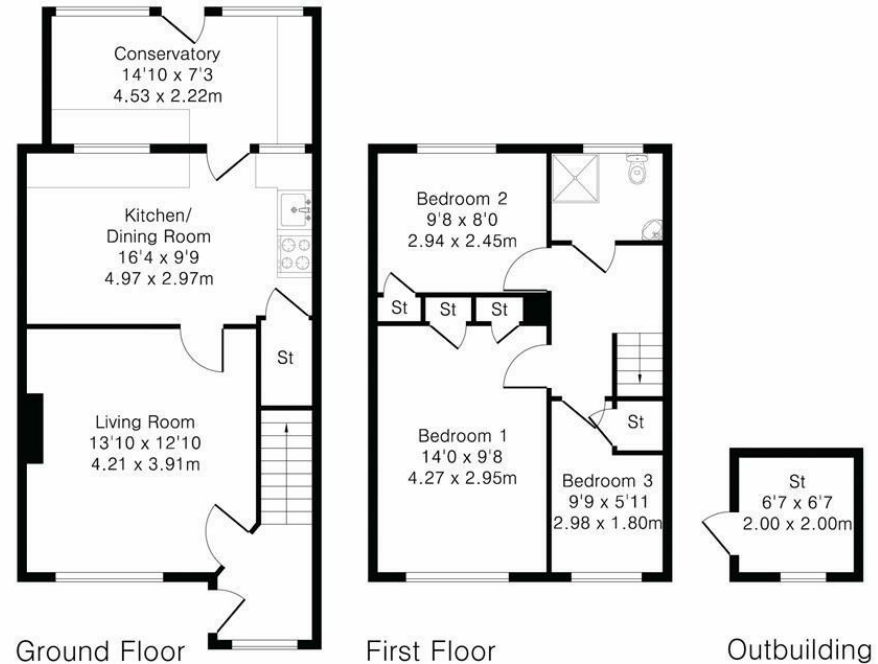
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £249,500

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambridgeshire District Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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.