



Collier Close, Ely, CB6 3WQ

CHEFFINS

Collier Close

Ely,
CB6 3WQ

- Modern Detached Family Home
- Popular Residential Location
- Lounge & Conservatory
- 3 Double Bedrooms (1 Ensuite)
- Car Port & Single Garage
- Low Maintenance Garden to Rear
- Freehold / Council Tax Band C / EPC Rating C

Cheffins are delighted to offer to the market this modern, detached family home on a popular estate in the City of Ely conveniently located with easy access to the A10 and less than 2 miles to the train station.

This lovely home offers a kitchen / diner to the front, a good sized lounge at the rear leading into the conservatory, a ground floor cloakroom, plus 3 double bedrooms, the master further benefitting from an ensuite shower room and finally, a family bathroom, completing the internal accommodation.

Outside, there are front and side gardens as well as room to park a car plus, to the side, is a car port with electric door on the front giving privacy & security. To the rear there is a low maintenance garden with artificial grass and decked seating area to enjoy those summer months!

To fully appreciate this modern family home and to avoid disappointment an early viewing is highly recommended!

3 2 1

Guide Price £425,000





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 aspect, stairs to first floor, radiator

CLOAKROOM

Fitted with 2-piece suite comprising low level WC and wash hand basin, radiator, window to front aspect.

KITCHEN / DINER

With window to front aspect, fitted with base and wall units, cupboards and drawers with work surfaces over, breakfast bar, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, boiler, single oven with 4-ring electric hob with extractor hood over.

LOUNGE

With gas fireplace, doors to rear into the conservatory, radiator.

CONSERVATORY

With doors to side providing access to the garden, electric panel radiator.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With window to front aspect, fitted wardrobes, radiator.

ENSUITE

Fitted with 3-piece suite comprising low level WC, wash hand basin and shower cubicle, window to the front aspect, radiator, airing cupboard housing hot water tank.

BEDROOM 2

A dual aspect room with windows to front and rear aspects, fitted wardrobes, radiator.

BEDROOM 3

With window to rear aspect, radiator.

BATHROOM

With 3-piece suite comprising low level WC, wash hand basin and panelled bath with shower over, window to rear aspect, radiator, extractor fan.

OUTSIDE

To the rear there is a low maintenance mainly walled garden having artificial grass and decked seating area.

There is a car port with electric door to front providing access through to a garage with up and over door, power

and light connected and door into the garden.

AGENTS NOTE

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

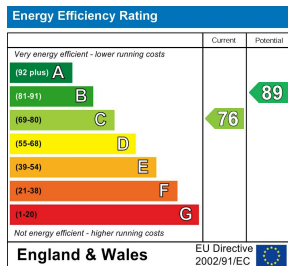
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft (Excluding Garage / Carport)

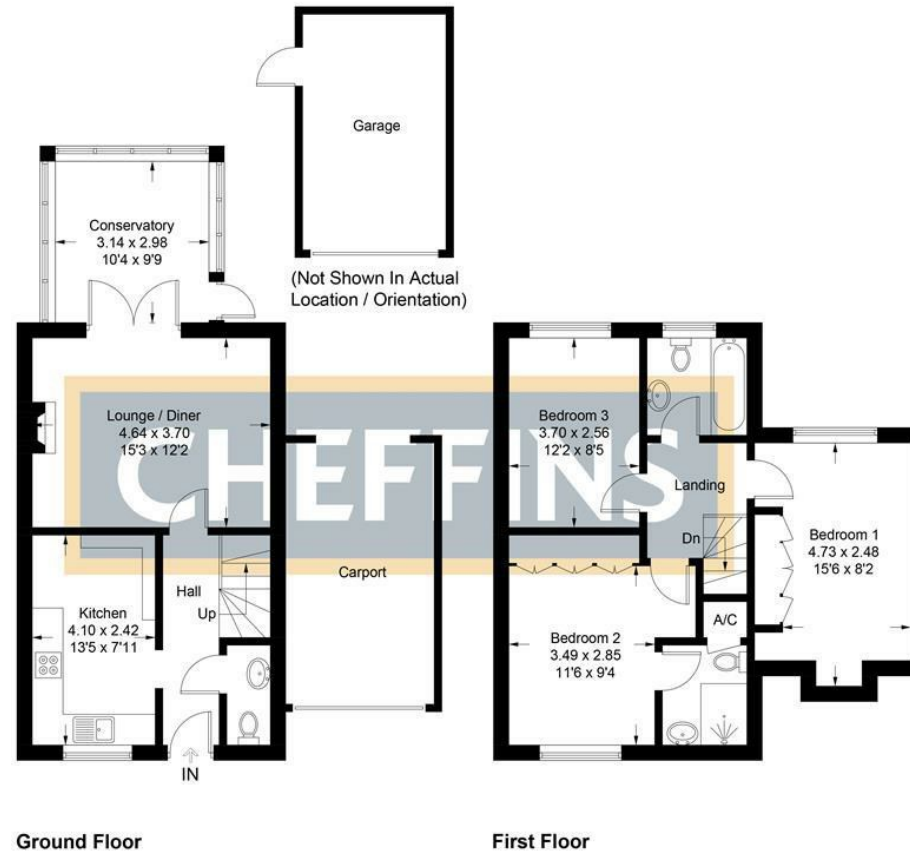


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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



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. (ID1111729)

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.