

Tennyson Place, Ely, CB6 3WF

CHEFFINS

CHEFFINS

Tennyson Place

Ely,
CB6 3WF

2 1 1

Guide Price £240,000

- No Upward Chain
- Modern Mid Terrace Home
- 2 Double Bedrooms
- Garden to Rear
- Off Road Parking
- Popular Residential Location
- Ground floor cloakroom
- Freehold / Council Tax Band B / EPC Rating C



** No Forward Chain **

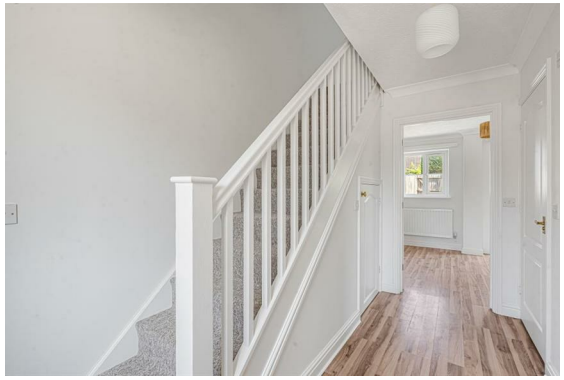
Cheffins offer to the market this well presented modern mid terrace home located in the popular City of Ely and offered for sale with the benefit of no upward chain.

The property comprises entrance hall, cloakroom, kitchen and a lounge to the rear providing access into the garden, whilst the first floor offers 2 good sized bedrooms and a family bathroom.

Outside the property there is a very small front garden with path to the front door, whilst the rear offers a mainly laid to lawn garden with paved patio and gated access. The property further benefits from off road parking which is accessed via a pathway from the rear garden to a parking area to the left hand side of the property.

To fully appreciate the property please contact us today to arrange an internal viewing.













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.

HALLWAY
With door to front, radiator, stairs leading to the first floor and under stairs storage cupboard.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, radiator, window to front, 4-ring gas hob with extractor hood over, integrated single oven, stainless steel sink with mixer tap, wall mounted boiler.

CLOAKROOM
Fitted with a 2-piece suite comprising low level WC and wash hand basin, radiator, extractor fan.

LOUNGE
With doors to rear providing access into the rear garden, window to rear, radiator.

FIRST FLOOR LANDING
With access to loft.

BEDROOM 1
With window to front, radiator and airing cupboard.

BEDROOM 2
With window to rear, radiator,

BATHROOM
Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment, tiled splashbacks, window to rear, radiator.

OUTSIDE
The property has an allocated parking space to the left of the property accessed via a pathway from the rear garden.

To the front of the property is a very small garden with a pathway leading to the front door. The rear garden is mainly laid to lawn with paved patio and gated access to the rear.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.











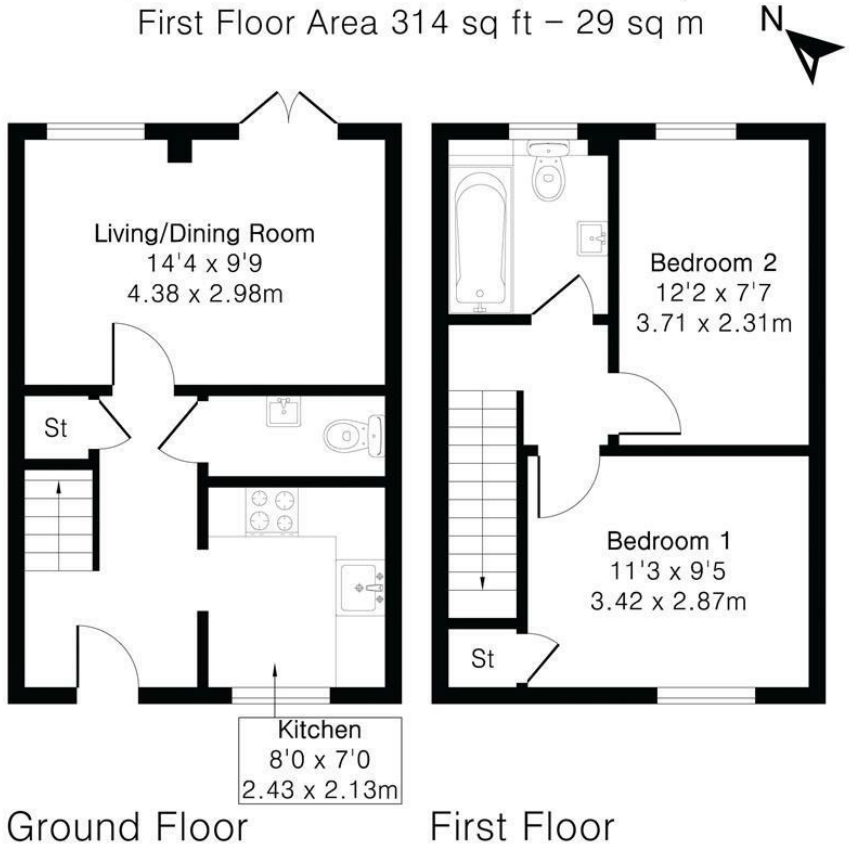


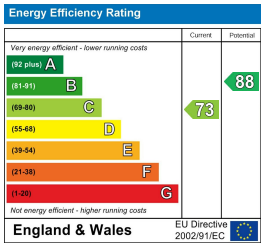


Approximate Gross Internal Area 628 sq ft - 58 sq m

Ground Floor Area 314 sq ft – 29 sq m

First Floor Area 314 sq ft – 29 sq m





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

CHEFFINS

Guide Price £240,000

Tenure - Freehold

Council Tax Band - B

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.

25 Market Place, Ely, CB7 4NP I 01353 654900 I cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

CHEFFINS