



New Barns Avenue, Ely, CB7 4RD

**CHEFFINS**

# New Barns Avenue

Ely,  
CB7 4RD



**Guide Price £240,000**

- No Forward Chain
- 3 Bedroom Mid Terraced House
- Off Road Parking For 3 To 4 Cars
- Good Sized Rear Garden
- Kitchen / Diner
- Freehold / Council Tax B / EPC C

Cheffins are delighted to offer to the market this deceptively spacious three-bedroom mid-terrace home, ideally situated within the popular Cathedral City of Ely.

The accommodation comprises an entrance hall, a comfortable lounge, a well-proportioned kitchen/dining room, a ground floor cloakroom, and a family bathroom. To the first floor is a generously sized master bedroom plus two further bedrooms.

Externally, the property benefits from a low-maintenance paved courtyard-style garden with raised flower beds, along with gated off-road parking for approximately three to four vehicles.

Further benefits include the property being offered for sale with no forward chain. Viewing is highly recommended and by appointment only.





## 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 HALLWAY**

With door to front, stairs leading for the first floor and radiator.

**LOUNGE**

With window to the front, radiator, leading through to kitchen

**KITCHEN**

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, freestanding single oven, stainless steel sink with mixer tap over, wall mounted boiler, radiator, plumbing for washing machine, door to rear leading to the rear porch and window to rear.

**GROUND FLOOR BATHROOM**

Fitted with a two piece suite comprising wash hand basin, panelled bath with shower over, window to the rear and heated towel rail.

**REAR PORCH**

With door to side providing access to the garden and window to the rear.

**CLOAKROOM**

Fitted with a low level WC and window to the rear.

**FIRST FLOOR LANDING**

With loft access.

**BEDROOM 1**

With window to the front and radiator.

**BEDROOM 2**

With window to the rear and radiator.

**BEDROOM 3**

With window to the rear and radiator.

**OUTSIDE**

To the front of the property the garden is mainly laid to lawn with an inset tree and path to the front door.

To the rear there is a paved courtyard style garden with raised flower beds to the rear, gated access to the side leading through to the parking area with off road parking for 3 to 4 cars.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		69
(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	

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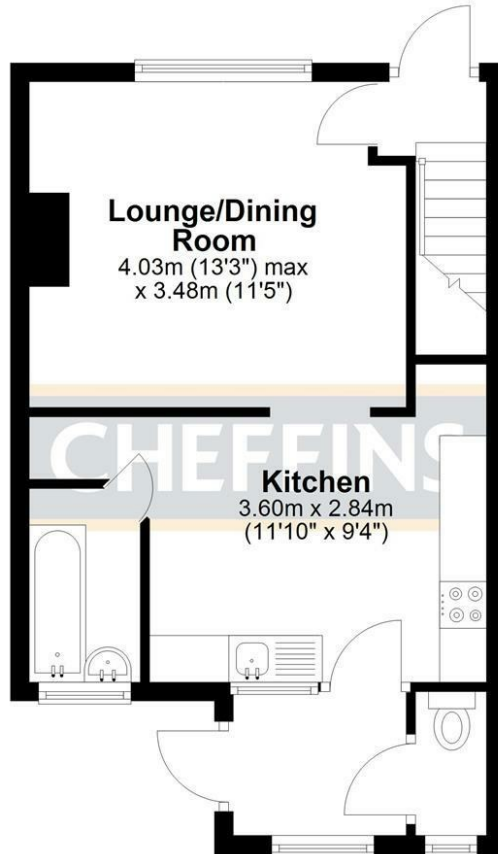
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

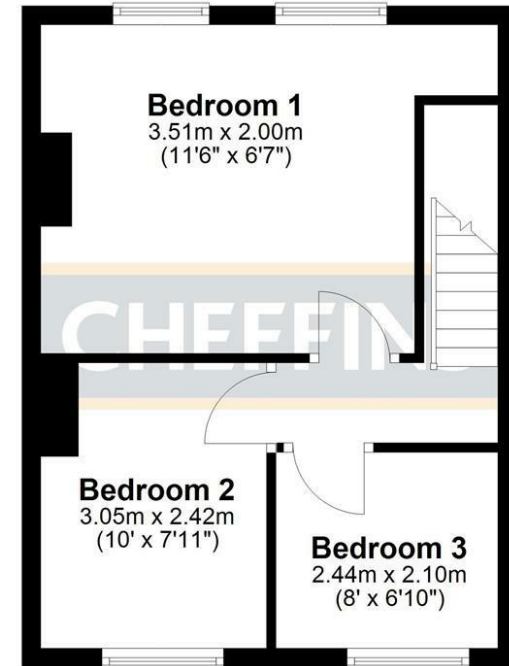
### Ground Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



### First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 68.5 sq. metres (737.7 sq. feet)

[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.