St. Johns Road, Ely, CB6 3BE

CHEFFINS

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Ely,
CB6 3BE

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Offers In Excess Of £280,000

- No Onward Chain
- Popular City Location
- 3 Bedrooms
- Shower Room & Wet Room
- 120 Foot Rear Garden
- Freehold / Council Tax Band B / EPC Rating D

** NO ONWARDS CHAIN **

Cheffins are delighted to offer to the market this well presented mid-terrace house located close to the City Centre of Ely.

The property comprises of an entrance hall, living/dining room, kitchen/breakfast room, ground floor wet room as well as three bedrooms to the first floor and separate shower room completing the internal accommodation. Outside the property there is a small enclosed front garden whilst the rear offers an estimated 120 foot garden with multiple outbuildings (former pigeon loft), greenhouse and gated access.

To fully appreciate what's on offer, an early viewing is highly recommended. Viewings to be arranged 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 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, stairs leading to first floor, radiator.

LIVING / DINING ROOM
With window to front.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral double oven, four-ringed gas hob with extractor fan over, stainless steel sink with mixer tap over, plumbing for washing machine and dishwasher, wall-mounted boiler, radiator, window and door to rear providing access to the rear garden.

WET ROOM
Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, walk-in shower, window to rear, radiator, airing cupboard housing the hot water tank, extractor fan.

FIRST FLOOR LANDING
With loft access.

BEDROOM 1
With window to front, radiator, two built-in cupboards

BEDROOM 2
With window to rear, radiator, built-in cupboard.

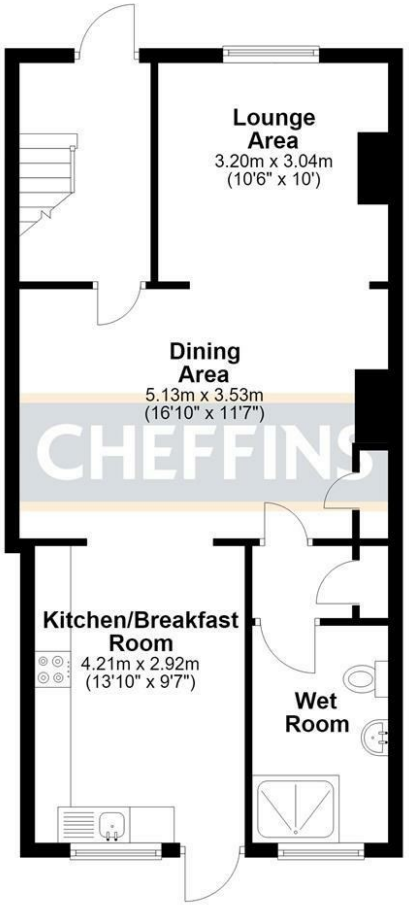
BEDROOM 3
With window to rear, radiator.

SHOWER ROOM
Fitted with a two-piece suite comprising low level WC and shower cubical, window to front, heated towel rail.

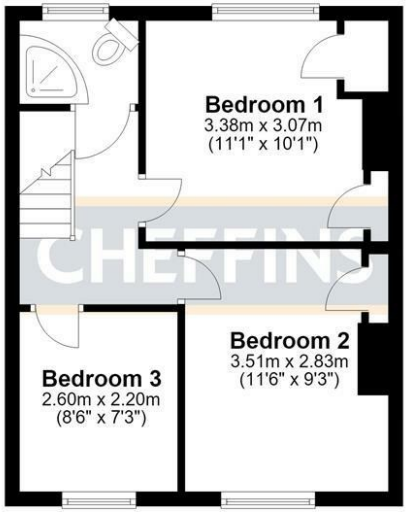
OUTSIDE
To the front of the property there is a small, fully enclosed garden whilst the rear provides an estimated 120 foot garden, mainly laid to lawn with multiple outbuildings (former pigeon lofts), greenhouse and timber shed with gated access via right of way across neighbours garden.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

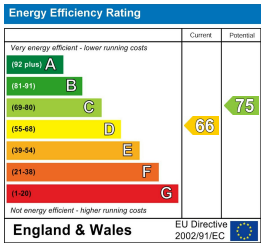
Ground Floor
Approx. 55.3 sq. metres (594.7 sq. feet)



First Floor
Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 89.4 sq. metres (962.6 sq. feet)



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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.

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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.