



Orford Close, Ely, CB7 4LX

CHEFFINS

Orford Close

Ely,
CB7 4LX

- Mid Terraced Town House
- 3 Bedrooms
- Downstairs Bathroom And Two Ensuites
- Kitchen / Dining Area
- Soundproof Studio
- Low Maintenance Garden
- Freehold / Council Tax C / EPC C

Cheffins are pleased to bring to the market this well-presented townhouse, set in the popular city of Ely.

The property offers flexible living across three floors, including an entrance hall, ground floor shower room, a studio, utility room, and a third bedroom on the ground floor. The first floor features a kitchen/diner and a lounge, while the top floor offers two further bedrooms, both benefiting from their own en-suite.

Outside, there is an enclosed, low-maintenance rear garden with gated access. To the front there is offroad parking for one car and the former garage has been converted to the studio, and the front section has remained to provide useful storage.

For further information or to arrange a viewing please contact us today!

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Guide Price £365,000





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 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, spotlights, cupboard housing the pressurised water tank, stairs rising to the first floor, further built in coat cupboard, radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of low level WC, wash hand basin, double shower cubicle, tiled splashback, radiator, extractor fan.

UTILITY ROOM

Fitted with a range of cupboards and drawers with worksurfaces over, integrated stainless steel sink, plumbing for washing machine, space for tumble dryer, wall mounted combi boiler, tiled flooring, door to garden, extractor fan, radiator.

STUDIO / STUDY

Garage converted to sound proof studio with spotlights, air con and laminated flooring.

FIRST FLOOR LANDING

With stairs rising to the second floor.

BEDROOM 3

With double glazed windows to the rear, radiator.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a quarter bowl stainless steel sink with mixer tap over, integrated fridge / freezer, four ring gas hob with oven with stainless steel extractor hood over and integrated dishwasher. Radiator, ceramic tiled flooring and two windows to rear.

LIVING ROOM

With spotlights, two double glazed windows to the front, two radiators.

BEDROOM 1

With two double glazed windows to the front, built in wardrobe, loft hatch, radiator.

ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap and shower cubicle with tiled splash

back, extractor fan, vinyl flooring, radiator.

BEDROOM 2

With two double glazed windows to the rear and radiator.

ENSUITE BATHROOM

Fitted with a three piece suite comprising low level WC, side panelled bathtub with overhead shower and tiled splashback, wash hand basin with mixer tap over, vinyl flooring, radiator.

OUTSIDE

With driveway to front for parking for one car leading to the partially converted garage with block paved pathway.

The rear garden is fully enclosed with wooden fence panels and predominantly laid block paved patio with a raised low maintenance artificial lawn section and rear gated access.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(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 £365,000
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambs District Council

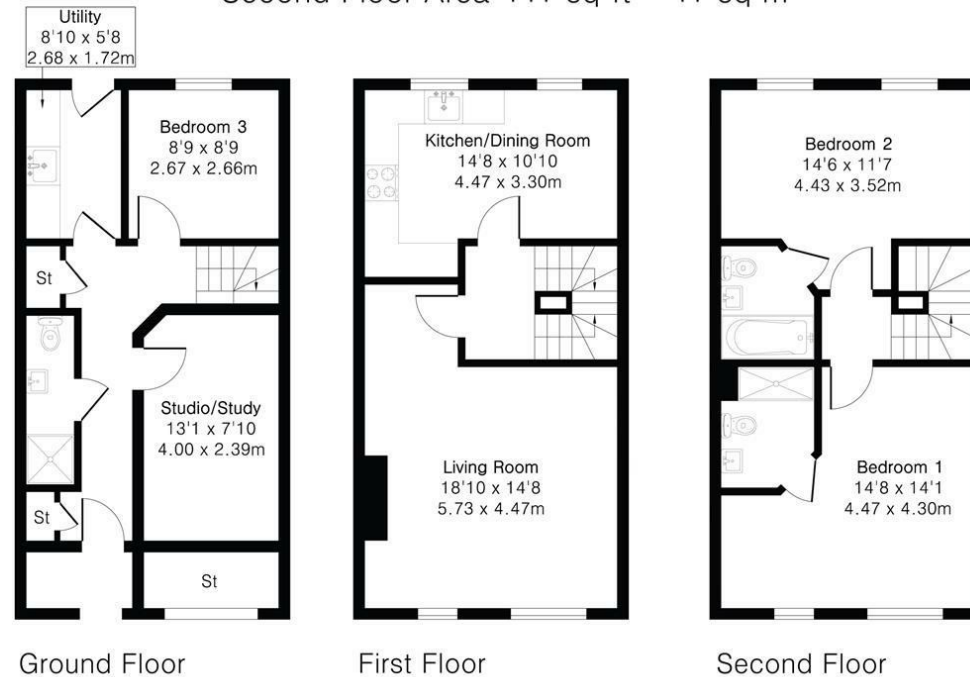


Approximate Gross Internal Area 1323 sq ft - 123 sq m

Ground Floor Area 441 sq ft – 41 sq m

First Floor Area 441 sq ft – 41 sq m

Second Floor Area 441 sq ft – 41 sq m



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.

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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.


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