



Longfields, Ely, CB6 3DN

**CHEFFINS**



# Longfields

Ely,  
CB6 3DN

- Established Extended Family Home
- Popular Residential Location
- 4 First Floor Bedrooms & Ground Floor Bedroom
- Lounge, Dining Room, Kitchen & Conservatory
- Driveway
- Enclosed Garden to Rear
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

An extended family home situated on a popular established residential development within the city of Ely.

Accommodation comprises entrance hall cloakroom, lounge, dining room, conservatory, 'L' shaped kitchen and ground floor bedroom with shower cubicle, together with 4 first floor bedrooms and family bathroom

Outside there is an open plan lawned garden to front, a driveway providing off road parking and an enclosed garden to rear.

The property is offered for sale with no upward chain and viewing is recommended.

 4  1  3

**Guide Price £429,950**





## 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 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 and glazed panel to side aspect, stairs to first floor.

## CLOAKROOM

With low level WC, wash hand basin, window to front aspect.

## LIVING ROOM

With under stair storage cupboard, radiator, bay window to front aspect. Opening to:

## DINING ROOM

With patio doors to the conservatory, radiator. Opening to:

## CONSERVATORY

Of brick and upvc construction with tiled floor, radiator and French doors opening to rear garden.

## KITCHEN

An 'L' shaped room fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double oven, gas hob with extractor hood, integrated dishwasher and washing machine, breakfast bar, radiator, windows to rear aspect and door to side passageway.

## SIDE PASSAGEWAY

Running the length of the house and having doors to front and rear aspects.

## GROUND FLOOR BEDROOM

With window to front aspect, shower cubicle, built-in storage cupboard, radiator.

## FIRST FLOOR LANDING

With storage cupboard.

## BEDROOM

With built-in cupboard, window to front aspect, radiator.

## BEDROOM

With built-in cupboard, window to rear aspect, radiator.

## BEDROOM

With window to rear aspect, radiator.

## BEDROOM

With built in cupboard, window to front aspect, radiator.

## BATHROOM

With 3-piece suite comprising panelled bath with shower over and screen, pedestal wash hand basin and low level WC, part tiled walls, window to rear aspect.

## OUTSIDE

The front of the property is open plan and predominantly laid to lawn with shrub bed border and driveway providing off road parking.

The rear garden is enclosed and mainly laid to lawn with mature tree, shrub borders and timber decking immediately to the rear of the conservatory.

## AGENTS NOTE

Please note that the photographs contained within these sales particulars were taken prior to a current tenancy occupation.

We have been made aware that there is 'open cell' spray foam insulation in the roof.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) <b>A</b>		<b>84</b>
(51-61) <b>B</b>		
(39-50) <b>C</b>		
(29-38) <b>D</b>	<b>68</b>	
(19-28) <b>E</b>		
(11-18) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambridgeshire District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.

