



Morton Close, Ely, CB7 4FD

CHEFFINS

Morton Close

Ely,
CB7 4FD

3 1 2

Guide Price £300,000

- No Forward Chain
- Extended Terraced Home
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen/Diner
- Off Road Parking
- Low Maintenance Rear Garden
- Freehold / Council Tax Band C / EPC Rating C

Cheffins offer to the market this deceptively spacious terraced home situated in the popular City of Ely.

The property has been extended to provide additional living space and comprises entrance hall, downstairs cloakroom, lounge, kitchen/diner, rear lean-to and a garden room, whilst the first floor offers 3 bedrooms and a shower room.

To the front there is a small garden and archway access to the parking area for 3/4 cars. The rear garden is low maintenance being paved and gravelled featuring 2 sheds and gated access to the parking.

This property is offered for sale with no upward chain and is available to view 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 HALL

With door to front, door leading through to;

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin, window to front, radiator.

LOUNGE

With window to rear, radiator, under stairs storage cupboards.

INNER HALLWAY

With door to kitchen and stairs leading up to the first floor.

NOTE: There is currently a stair lift installed which we are advised can either be removed or left at a new purchasers request.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, plumbing for washing machine, plumbing for a slimline dishwasher, space for fridge/freezer, integral single

oven, 4-ring hob with extractor hood over, radiator, window to side. Door to the side leading to the parking. Door to:

REAR LEAN-TO

Door to side providing access to the garden.

GARDEN ROOM

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

FIRST FLOOR LANDING

With radiator.

BEDROOM 1

With window to front, radiator, built-in wardrobes and airing cupboard housing the boiler, access to loft.

BEDROOM 2

With window to rear, radiator, built-in wardrobe.

BEDROOM 3

With window to front.

SHOWER ROOM

Fitted with a 3-piece suite

comprising low level WC, vanity wash hand basin and shower cubicle, heated towel rail, extractor fan, radiator.

OUTSIDE

To the rear of the property is a low maintenance paved and gravelled garden. There is gated access to the side, 2 timber sheds, mature shrubs, trees and plants to borders. Access under an archway to the front leads to a parking area shared with 2 adjoining properties and which we understand can provide parking for 3/4 cars in respect of number 7.

AGENTS NOTE


We understand the parking area is maintained by number 7 and the 2 other properties which have access to it.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



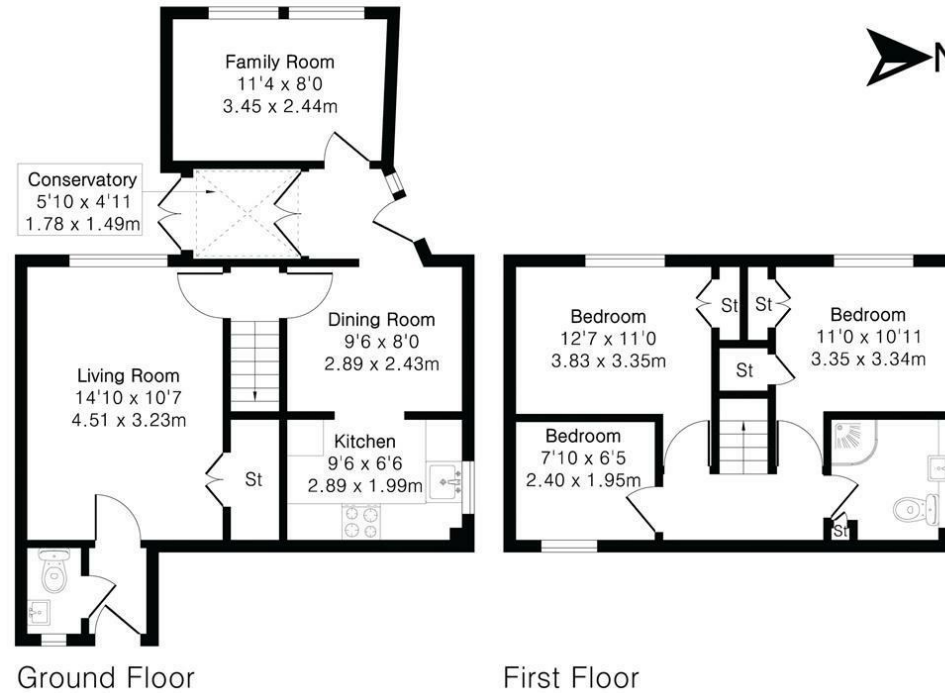
Guide Price £300,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council



Approximate Gross Internal Area 883 sq ft - 82 sq m

Ground Floor Area 534 sq ft – 50 sq m

First Floor Area 349 sq ft – 32 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.



[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.

