Buckingham Drive, Ely, CB6 1DR

CHEFFINS

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Ely,
CB6 1DR

3 1 2

Guide Price £350,000

- NO FORWARD CHAIN
- Three Bedrooms
- Renovation Potential
- Front & Rear Gardens
- Off Road Parking and Single Garage
- 2 Reception Rooms
- Freehold / Council Tax: Band D / EPC E

** No Forward Chain **

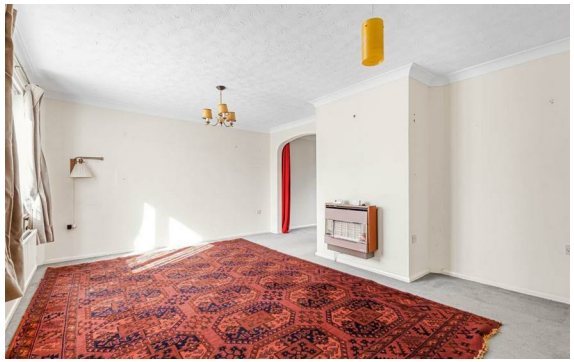
Offering to the market this detached home, located in a prime spot just 0.5 mile from the High Street in the popular city of Ely.

This property requires refurbishment and the opportunity to create your perfect home. The property offers an entrance hall, lounge, dining room, kitchen, cloakroom, 3 bedrooms and a family bathroom.

Outside, there is a front garden, a driveway providing off road parking for multiple cars, a single garage and an enclosed rear garden.

The property has had the same owners since 1996.

This property is further benefitted from being offered for sale with NO FORWARD 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.

HALLWAY
Door to side, Window to front

LOUNGE
Window to front with secondary glazing, radiator

DINING ROOM
Window to rear with secondary glazing, radiator

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, under stairs storage, door to side, radiator, single glazed window to rear with secondary glazing

CLOAKROOM
Fitted with a two piece suite comprising; low level WC & wash hand basin, window to side, radiator

1ST FLOOR LANDING
Window to side, radiator, airing cupboard housing hot water tank, loft access

BEDROOM 1
Window to front with secondary glazing, radiator, built in double wardrobe

BEDROOM 2
Window to rear with secondary glazing, built in wardrobe, radiator

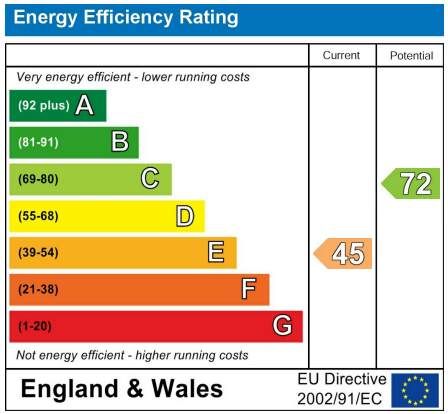
BEDROOM 3
Window to front with secondary glazing, built in cupboard, radiator

FAMILY BATHROOM
Fitted with a three piece suite comprising; low level WC, wash hand basin and paneled bath, window to side, radiator

FRONT
Mainly laid to lawn, driveway providing off road parking for multiple cars and leading up to the single garage

SINGLE GARAGE
Up & over door, power & light connected

REAR GARDEN
A mainly laid to lawn garden with paved patio and gated access.



Guide Price £350,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambridgeshire District Council

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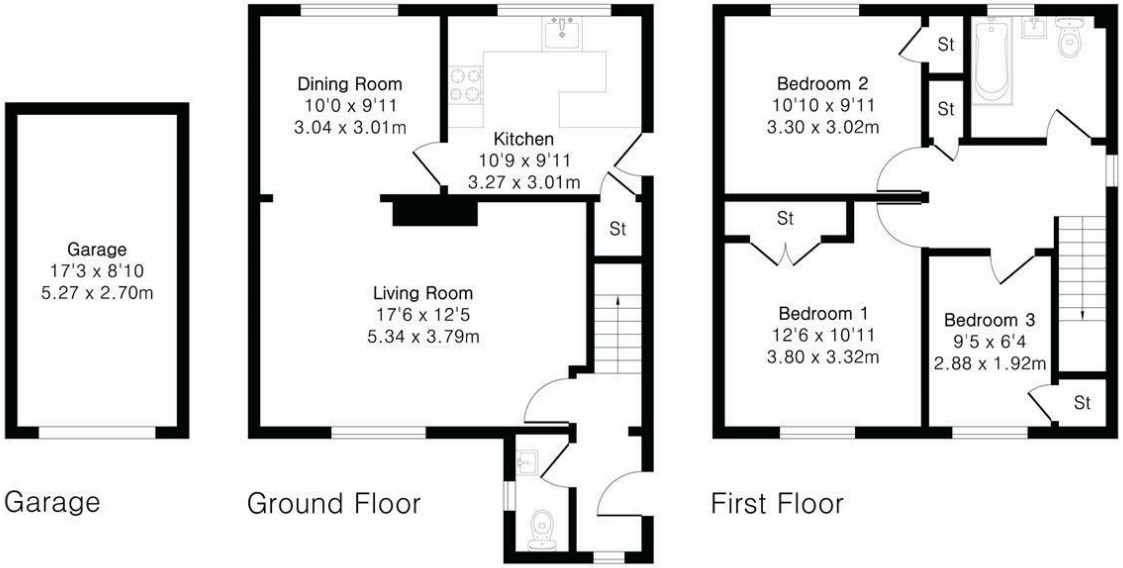
Approximate Gross Internal Area 1009 sq ft - 94 sq m
(Excluding Garage)

Ground Floor Area 529 sq ft – 49 sq m
First Floor Area 480 sq ft – 45 sq m
Garage Area 153 sq ft – 14 sq m



PINK PLAN

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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