



Tayberry Close, Ely, CB6 2FT

CHEFFINS

Tayberry Close

Ely,
CB6 2FT

4 2 2

Guide Price £535,000

- Modern Detached Family Home
- 4 Bedrooms (1 Ensuite)
- 2 Reception Rooms
- Off Road Parking & Single Garage
- Enclosed Garden to Rear
- Remainder of Building Warranty
- Beautifully Presented
- Freehold / Council Tax Band D / EPC Rating B

Cheffins are pleased to offer to the market this beautifully presented modern detached family home located in the ever popular City of Ely.

The property comprises of entrance hall, lounge, study, kitchen/dining room, ground floor cloakroom, as well as 4 good size bedrooms, the master benefitting from an ensuite shower room and there is also a family bathroom.

Outside the property is off road parking for 2 vehicles leading up to a single garage, whilst the rear offers a mainly laid to lawn garden with gated access.

To fully appreciate this beautiful home an early viewing is recommended.





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.

LOUNGE

With window to front, door to rear, electric fireplace, 2 radiators.

ENTRANCE HALL

With door to front, stairs to first floor, under stairs cupboard, radiator.

STUDY

With window to front, radiator.

CLOAKROOM

Fitted with a 2-piece suite comprising of low level WC and pedestal wash hand basin, extractor fan, radiator.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink with mixer tap, built-in washing machine and dishwasher, double oven, 4-ring gas hob with extractor hood over, tiled floor, door to side leading into the garden, windows to rear and side, radiator.

FIRST FLOOR LANDING

With window to rear, built-in storage cupboard housing the boiler, radiator.

BEDROOM 2

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

BEDROOM 3

With window to front, radiator

BEDROOM 4

With window to side, radiator.

BATHROOM

Fitted with a 3-piece suite comprising of low level WC, pedestal wash hand basin, panelled bath with shower attachment, window to rear, radiator

BEDROOM 1

With window to front, radiator, built-in wardrobe. Door to:

ENSUITE

Fitted with a 3-piece suite comprising of low level WC, pedestal wash hand basin, double shower cubicle, extractor fan, window to front, radiator.

OUTSIDE

There is a small garden to front with pathway leading to the front door. A driveway to the side provides off road parking for 2 cars and leads to the single garage with up and over door, power and light connected and door to the side leading into the rear garden. The rear garden is mainly laid to lawn with paved patio and gated access.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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	

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Tenure - Freehold

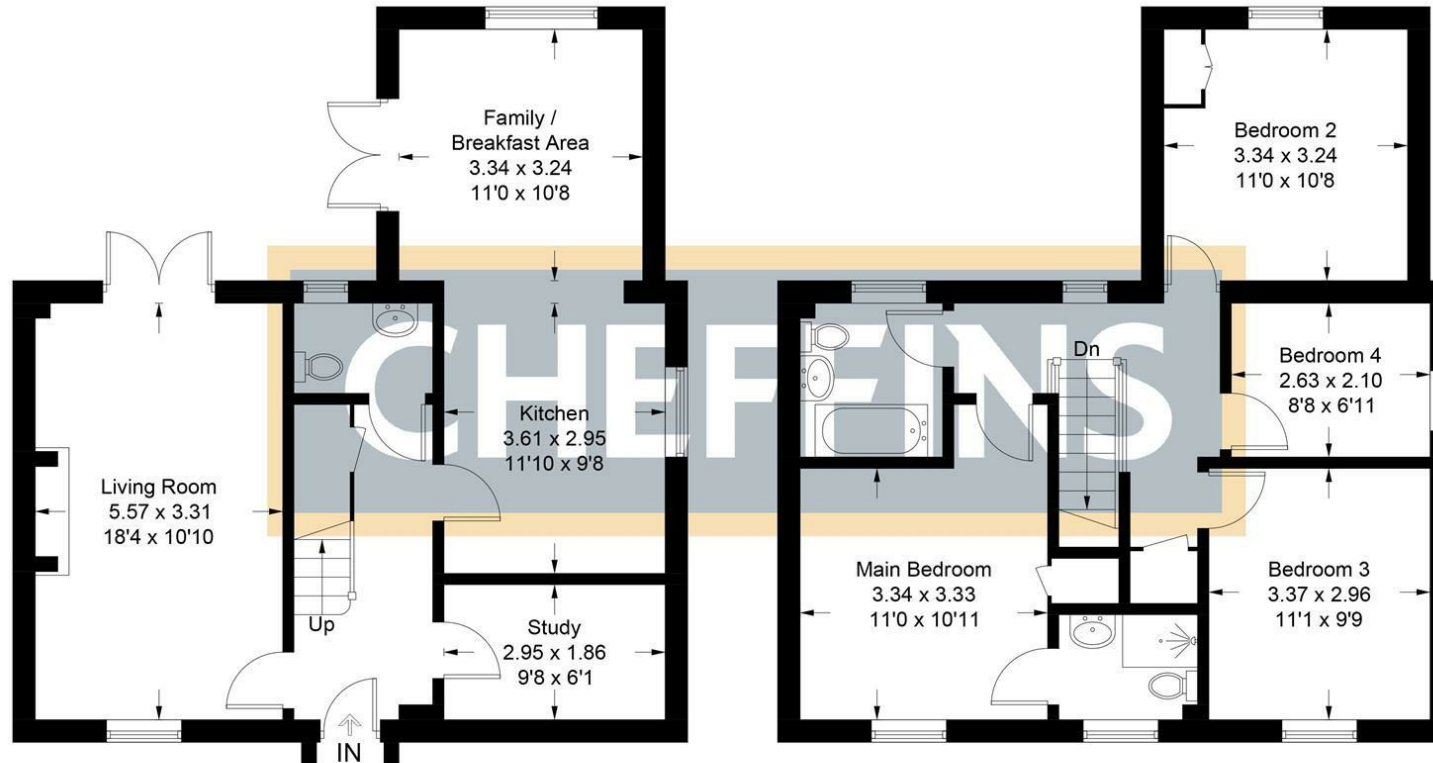
Council Tax Band - D

Local Authority - East Cambs District Council





Approximate Gross Internal Area
Ground Floor = 59.0 sq m / 635 sq ft
First Floor = 58.5 sq m / 630 sq ft
Total = 117.5 sq m / 1265 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1222375)

[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.

