



Victoria Street, Ely, CB7 4BL

CHEFFINS

Victoria Street

Ely,
CB7 4BL

- No Forward Chain
- Currently Tenanted - Investment Opportunity
- Conveniently Located For City Centre & Train Station
- 2 Bedrooms
- Walled Rear Garden
- Freehold / Council Tax Band A / EPC Rating TBC

Cheffins offer to the market this deceptively spacious two bedroom end of terrace Victorian cottage located in a prominent location in the City of Ely.

The property comprises of entrance hall, lounge to the front, ground floor bathroom, generous kitchen/diner, lean-to area providing plumbing for utilities and 2 double bedrooms to complete the internal accommodation.

Outside the property there is street parking to the front and an enclosed split level garden at the rear.

For further information about this property please contact us.

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Offers In Excess Of £300,000





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 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

Door to the side, radiator, under stairs cupboard and stairs rising to the first floor.

LOUNGE

Two windows to the front, cast iron fireplace and a radiator.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a half bowl stainless steel sink with mixer tap over, single oven, 4 ring electric hob with extractor hood over, space for fridge / freezer, radiator, two windows to the side, window to the rear, door to the rear and door to the side leading to:

LEAN-TO

Plumbing for a washing machine and access at the front of the property.

GROUND FLOOR BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, panelled bath with shower over, window to the rear, radiator, storage cupboard and a wall mounted boiler.

FIRST FLOOR LANDING

With loft access and window to the rear.

BEDROOM 1

Window to the front, ornate fireplace and a radiator.

BEDROOM 2

Window to the rear and radiator.

OUTSIDE

To the rear there is an enclosed split level walled Garden, mainly laid to lawn with mature shrubs and trees to borders.

VIEWING ARRANGEMENTS

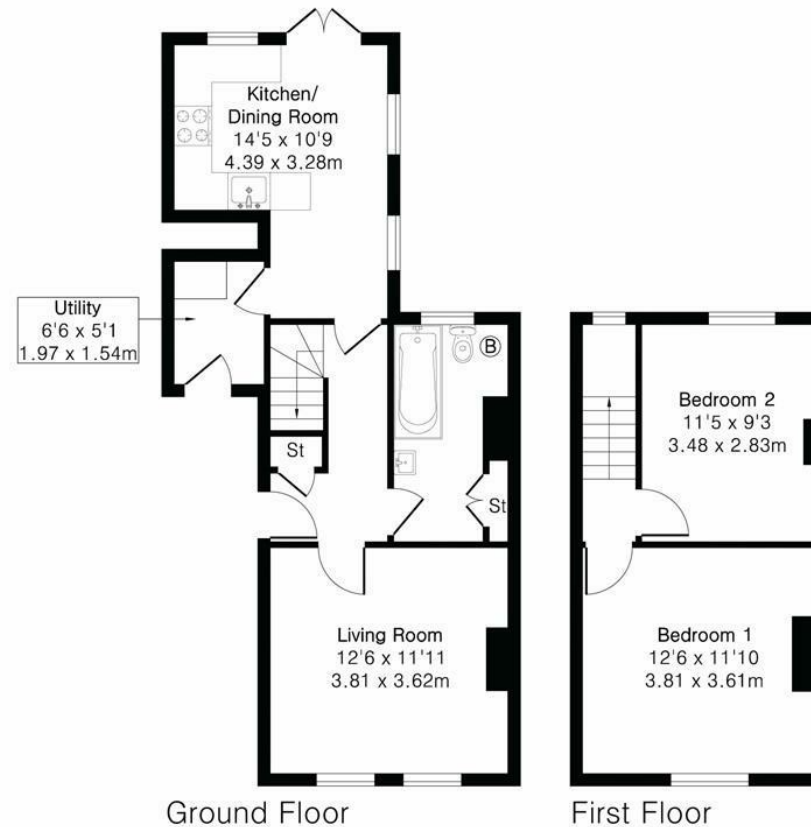
Strictly by appointment with the Agents.



Approximate Gross Internal Area 758 sq ft - 70 sq m

Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 295 sq ft – 27 sq m



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

Offers In Excess Of £300,000

Tenure – Freehold

Council Tax Band – A

Local Authority – East Cambs District Council



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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