



Morton Close, Ely, CB7 4FE

**CHEFFINS**



# Morton Close

Ely,  
CB7 4FE

- Mid Terrace Home
- 2 Bedrooms
- Lounge & Conservatory
- Off Road Parking & Garage
- Enclosed Rear Garden
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating C

Cheffins are delighted to offer to the market this well presented 2 bedroom terraced home situated in a popular residential location within the City of Ely.

The property comprises entrance hall, kitchen, lounge/diner, 2 bedrooms and a 3-piece bathroom. Outside the property there is a small garden, whilst the rear offers an enclosed courtyard style paved garden, together with a single garage providing access into the rear garden.

The property further benefits from being offered for sale with no upward chain and is available to view by appointment.

2 1 2

**Guide Price £259,950**





## 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 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 and radiator.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral single oven, 4-ring gas hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, stainless steel sink with mixer tap, window to front, built-in storage cupboard.

## LOUNGE

With stairs to first floor, under stairs storage area, radiator, patio doors to the rear leading into:

## CONSERVATORY

Of upvc and brick construction with electric heater, tiled flooring and doors to the rear leading into the rear garden.

## FIRST FLOOR LANDING

### BEDROOM 1

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

### BEDROOM 2

With window to front, access to loft, radiator.

## BATHROOM

Fitted with a 3-piece comprising low level WC, pedestal hand basin and a panelled bath with shower over, radiator, extractor fan, shaving socket and window to front.

## OUTSIDE

To the front of the property there is a small garden with pathway leading to the front door.

To the rear there is an enclosed mainly paved courtyard style garden with gated access. There is a single garage with up and over door, power and light connected and a personnel door into the garden.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



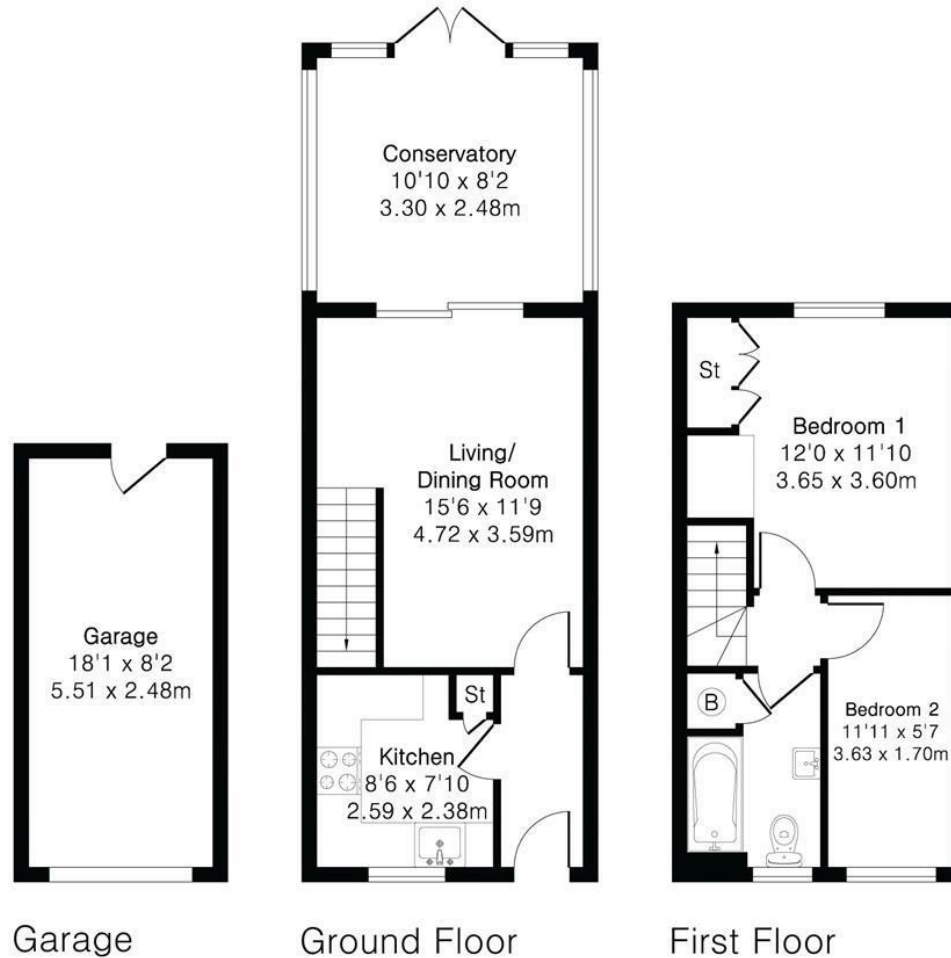


**Approximate Gross Internal Area 708 sq ft - 65 sq m  
(Excluding Garage)**

Ground Floor Area 422 sq ft – 39 sq m

First Floor Area 286 sq ft – 26 sq m

Garage Area 147 sq ft – 14 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	77	82
EU Directive 2002/91/EC		

Guide Price £259,950

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council

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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.

