



Deacons Lane, Ely, CB7 4PS

CHEFFINS

Deacons Lane

Ely,
CB7 4PS

- Victorian Terraced Home
- Central Location
- 2 Reception Rooms
- 2 Bedrooms
- Enclosed Rear Garden
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating D

Cheffins offer to the market this Victorian mid terrace home located centrally within the popular City of Ely.

The property benefits from a lounge to the front, dining room beyond and kitchen at the rear providing access to the garden, together with 2 double bedrooms, dressing room and a 4-piece bathroom. Outside there is a small front garden and enclosed garden to rear.

The property is offered for sale with the benefit of no upward chain and is available to view by appointment only.

2 1 2

Guide Price £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 rail hub allowing countrywide travel including an electrified rail service to Cambridge and London.

LIVING ROOM

With bay window to front, fireplace, radiator, window to front

INNER HALLWAY

With stairs to the first floor.

DINING ROOM

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

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink unit with mixer tap, integral single oven, 4-ring electric hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, window to rear, door to side.

FIRST FLOOR LANDING

Providing access to the bedrooms and bathroom.

BEDROOM 1

With built-in wardrobes, window to front, radiator,

BEDROOM 2

With window to rear, radiator.

DRESSING ROOM

with access to bathroom.

BATHROOM

Fitted with a 4-piece suite comprising low level WC, pedestal wash hand basin, panelled bath and shower cubicle, heated towel rail, window to rear, extractor fan.

OUTSIDE

To the front there is a small low maintenance garden with pathway leading to the front door.

The rear garden is mainly laid to lawn with a paved patio,

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

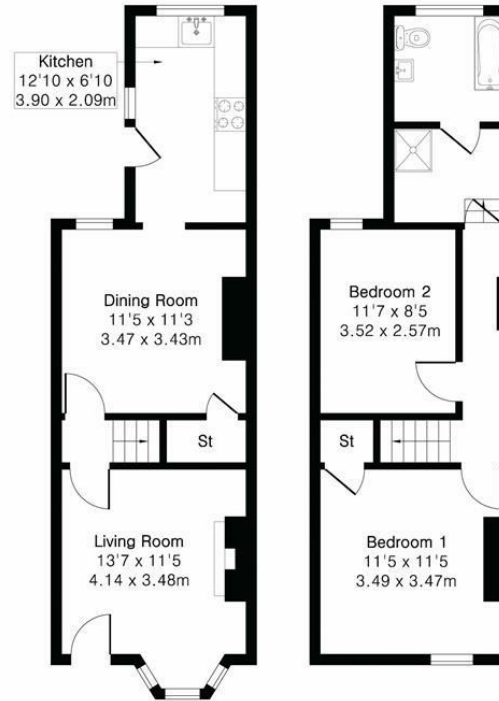




Approximate Gross Internal Area 790 sq ft - 73 sq m

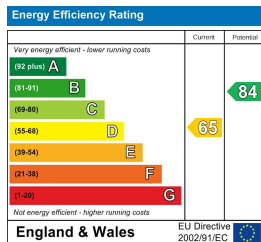
Ground Floor Area 399 sq ft – 37 sq m

First Floor Area 391 sq ft – 36 sq m



Ground Floor

First Floor



Guide Price £300,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambridgeshire 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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