

Mawson Close, Ely, CB6 3DX

CHEFFINS

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Ely,
CB6 3DX

4 2 2

Offers In Excess Of £425,000



- No Onward Chain
- Link Detached Family Home
- 4 Bedrooms (1 Ensuite)
- 2 Reception Rooms
- Good Size Rear Garden
- Off Road Parking & Converted Garage
- Well Presented
- Freehold / Council Tax Band D / EPC Rating B

** No Forward Chain **

Cheffins are delighted to offer to the market this well presented link-detached family home situated in an established residential location within the popular City of Ely.

The property offers deceptive accommodation and includes entrance hall, generous lounge, fitted kitchen and separate dining room on the ground floor, whilst on the first floor there are 4 good size bedrooms (bedroom 1 benefitting from an ensuite), together with a family bathroom to complete the internal accommodation.

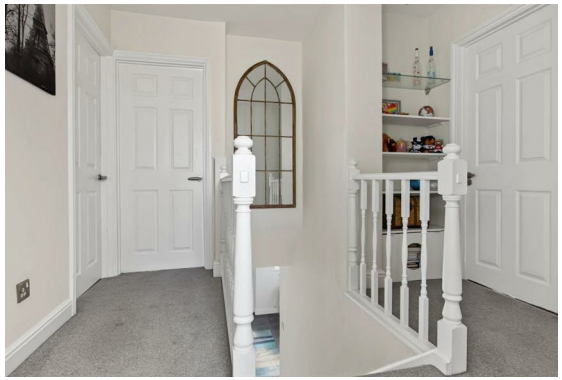
Outside the property there are front and rear gardens, off road parking to the front providing parking for 2/3 cars, whilst the rear offers a mainly laid to lawn garden with paved patio. The property further benefits from a single garage that has been split into a store area to the front with the rear being utilised as a utility room.

To fully appreciate the potential of this family home, an early viewing is highly 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 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, radiator, stairs leading to first floor, door to garage, small window to front.

LOUNGE
With window to front, radiator, doors leading through to:

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap, plumbing for dishwasher, radiator, wall mounted boiler, integral double oven, 4-ring gas hob, tiled splashbacks, window and door to rear.

DINING ROOM
With door to rear providing access to the garden, window to rear, radiator.

FIRST FLOOR LANDING
With access to a part boarded loft.

BEDROOM 1
With window to front, radiator, walk-in wardrobe.

ENSUITE
Fitted with a 3-piece suite comprising low level WC, shower cubicle and vanity wash hand basin, window to rear, heated towel rail.

BEDROOM 2
With window to front, fitted wardrobes, radiator.

BEDROOM 3
With window to rear, radiator, airing cupboard housing the hot water tank.

BEDROOM 4
With window to front, radiator, built-in cupboard over the stairs.

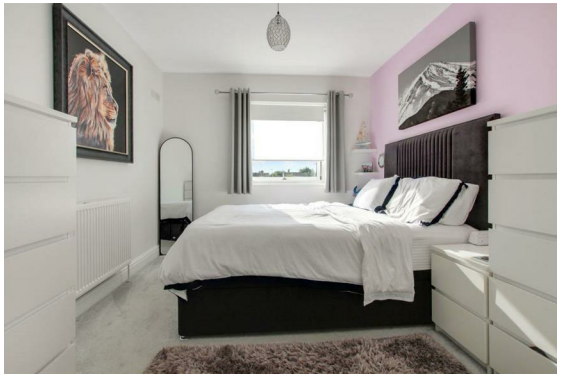
BATHROOM
Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and panelled bath, window to rear, radiator.

OUTSIDE
To the front there is a decorative gravelled garden with inset plants and shrubs, together with a driveway to the side providing off road parking for 2/3 cars which leads to a garage which has been divided into 2 sections (the rear being used as an utility area with plumbing for washing machine and access through to the front storage area). The garage has an up and over door, power and light connected and could be converted back into a full garage if required.

The rear garden is block paved and lawned.

AGENTS NOTE
The property benefits with solar panels which have been purchased outright.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.









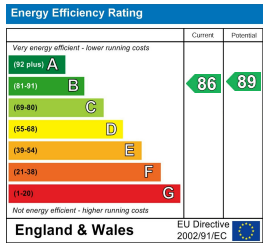


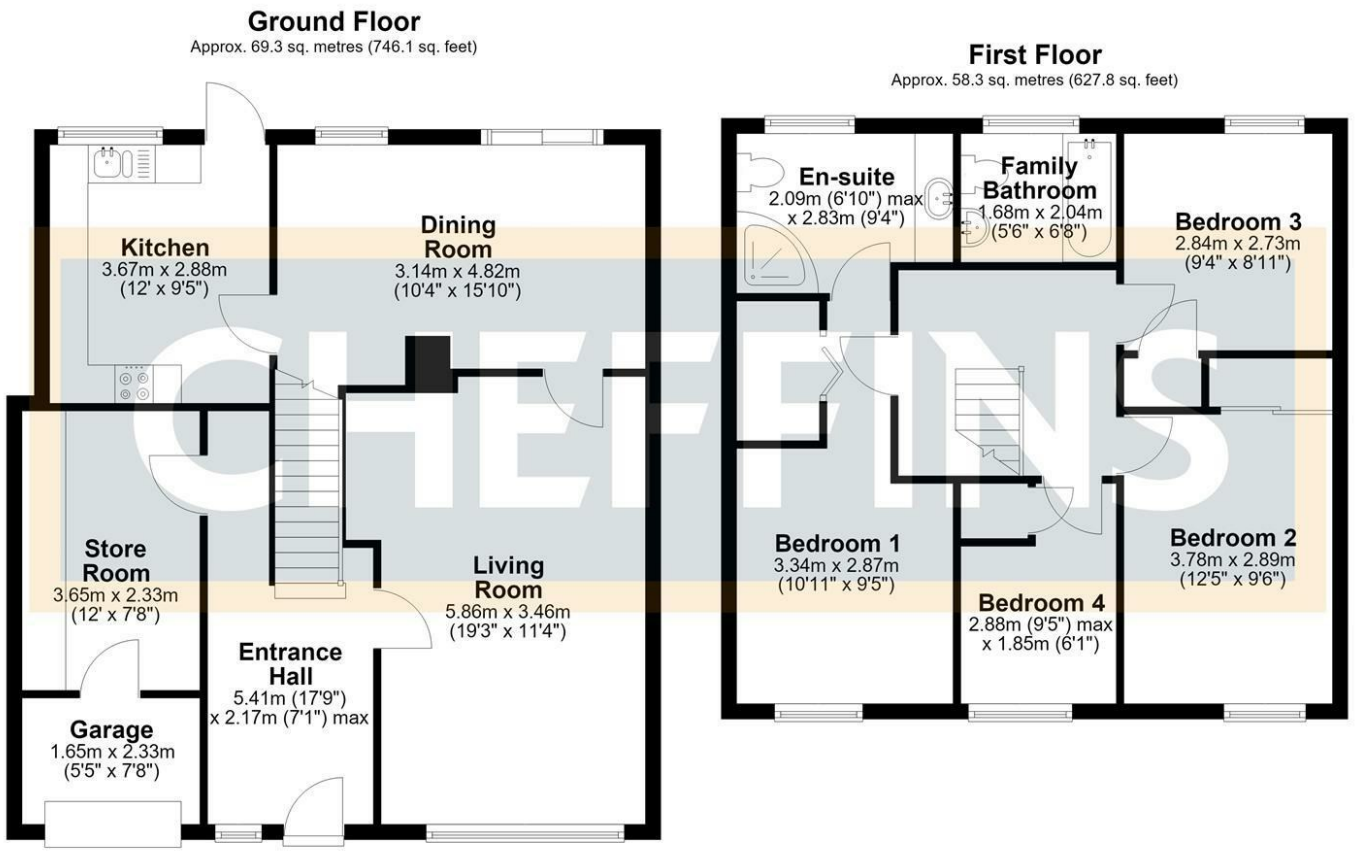












Total area: approx. 127.6 sq. metres (1373.9 sq. feet)

Offers In Excess Of £425,000

Tenure - Freehold

Council Tax Band - D

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.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.