



Morton Close, Ely, CB7 4FD

**CHEFFINS**

# Morton Close

Ely,  
CB7 4FD

- Modern Mid Terrace Home
- 2 Bedrooms
- Lounge / Dining Room
- Enclosed Rear Garden
- Off Road Parking & Single Garage
- Freehold / Council Tax Band B/ EPC Rating C

Cheffins are pleased to offer to the market this well presented terraced home located in the popular City of Ely.

The property comprises of entrance hall, fitted kitchen and lounge/dining room to the ground floor, whilst the first floor offers 2 bedrooms and a 3-piece bathroom.

Outside there is an enclosed garden to rear which provides access to a single garage with off road parking to the front.

For further information or to arrange a viewing please get in touch.

2 1 1

**Guide Price £269,950**





## 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 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 aspect, radiator.

## 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, single oven, 4-ring electric hob with extractor hood, space for fridge/freezer, plumbing for washing machine, window to front.

## LOUNGE / DINING ROOM

With patio doors to rear leading into the garden, radiator, stairs to first floor.

## FIRST FLOOR LANDING

With doors to bedrooms and bathroom.

## BEDROOM 1

With window to front, radiator.

## BEDROOM 2

With window front, radiator, access to loft (boarded with pull-down ladder and light).

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal hand basin, panelled bath with shower over and screen, window to front, airing cupboard housing the boiler.

## OUTSIDE

There is a small garden to front with pathway to the front door.

The rear is mainly laid to lawn with mature shrubs and flowers to borders, shingled patio area and gated access to the rear leading to the garage with up and over door. The garage also has eaves storage and parking to front for 1 car.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

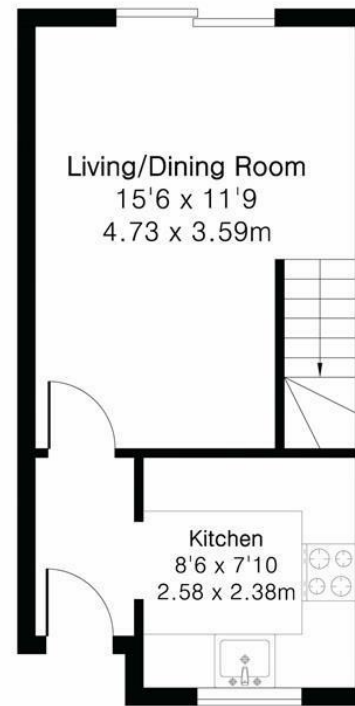




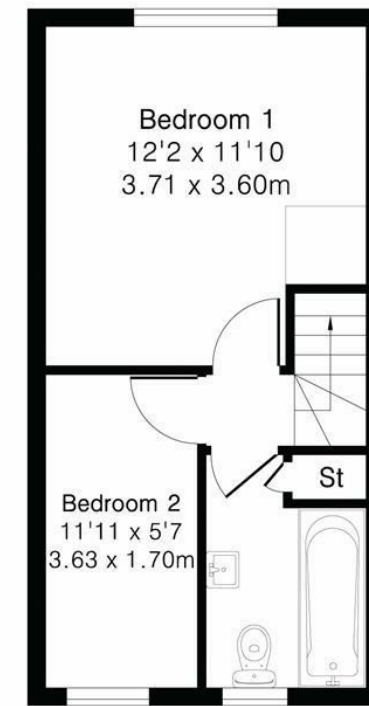
**Approximate Gross Internal Area 565 sq ft - 53 sq m**

Ground Floor Area 279 sq ft – 26 sq m

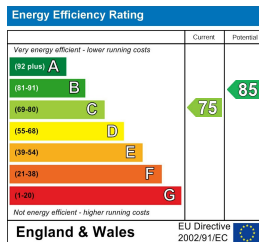
First Floor Area 286 sq ft – 27 sq m



Ground Floor



First Floor



Guide Price £269,950

Tenure – Freehold

Council Tax Band – B

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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