



Abbot Thurston Avenue, Ely, CB6 1BP

**CHEFFINS**

## Abbot Thurston

Ely,  
CB6 1BP

- Established Semi Detached Bungalow
- 2 Bedrooms & Bathroom
- Kitchen, Lounge & Conservatory
- Driveway & Garage
- Mature Rear Garden
- Popular Cul De Sac
- No Upward Chain

An established semi detached bungalow situated within a popular cul de sac location, benefitting from being offered for sale with no upward chain. Includes 2 bedrooms, reception room and conservatory, together with driveway, garage and enclosed garden to rear.

2 1 1

**Guide Price £285,000**





## 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**

With door to front aspect, radiator, access to loft, built-in cupboard housing gas fired boiler.

**LOUNGE**

With double glazed window to front aspect, radiator.

**BEDROOM 1**

With double glazed window to rear aspect, radiator.

**BEDROOM 2**

With double glazed window to front aspect, radiator.

**SHOWER ROOM**

With shower cubicle, low level WC, wash hand basin, radiator, double glazed window to rear aspect.

**KITCHEN**

With single sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, plumbing for utilities, space for freestanding cooker, radiator, double glazed window and door leading to conservatory.

**CONSERVATORY**

Of brick and upvc construction with door to rear garden.

**OUTSIDE**

To the front of the property there is an established open plan garden, together with a driveway leading to a single garage with metal up and over door.

Gated access leads to a well stocked mature garden containing a variety of plants and shrubs, ornamental pond and currently housing 2 glass greenhouses and timber garden shed.

**AGENT NOTES**

Tenure - freehold

Council Tax Band - C

Property Type - semi detached bungalow

Property Construction – standard construction

Number & Types of Room – Please refer to the floorplan

Square Footage - 657.3 according to the floor plan

Parking – driveway and single garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply – mains

Sewerage - mains

Heating sources - gas boiler to radiators

Broadband Connected – no

Broadband Type – according to Ofcom.org.uk, standard, superfast and ultrafast are available to the property with ultrafast having a maximum download speed of 1000 Mbps

Mobile Signal/Coverage – according to Ofcom.org.uk mobile availability is likely to be available for 4 out of the 4 providers checked for

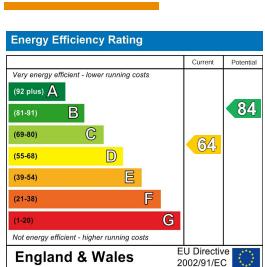
both 'voice' and 'data'.

Flood risk – according to Gov.uk there is a risk of surface water flooding in the area (this area has a chance of flooding of greater than 3.3% each year)

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



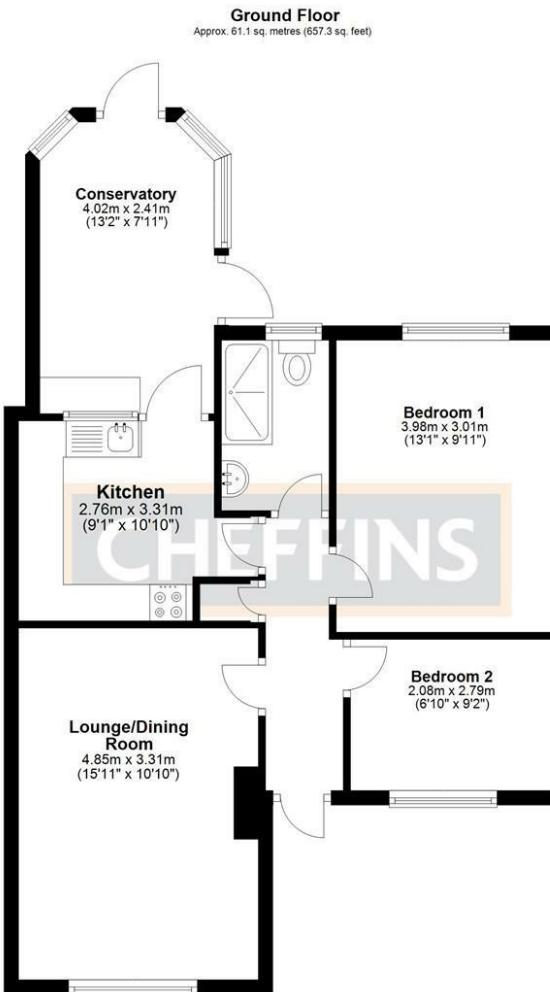


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Local Authority - East Cambs District Council



Total area: approx. 61.1 sq. metres (657.3 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.



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