



Mulberry Way, Ely, CB7 4TH

CHEFFINS

Mulberry Way

Ely,
CB7 4TH

- No Forward Chain
- 1 Bedroom Cluster House
- Close To Ely City Centre
- Off-Road Parking Space
- Freehold / Council Tax Band A / EPC Rating D

Cheffins offer to the market this 1 bedroom cluster house located just over a half a mile from the City Centre of Ely.

The property offer a lounge/diner and kitchen to the ground floor with a double bedroom and 3-piece suite bathroom to the first floor. Outside the property there is a outside storage cupboard to the front whilst the side offers a fully enclosed, mainly laid to lawn garden and timber shed.

The property further benefits with being sold with no forward chain.



Guide Price £190,000





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 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.

LOUNGE / DINING ROOM

With door to front, window to front and side, radiator, spiral staircases rising to first floor, archway leading to

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, plumbing for washing machine, space for single oven, stainless steel sink, space for under counter fridge, window to side overlooking garden, tiled splash back.

FIRST FLOOR LANDING

Access to bedroom and bathroom.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath, tiled splash back, window to side.

BEDROOM

With window to front and side, loft access, airing cupboard housing the hot water tank and electric boiler, built in double wardrobe.

OUTSIDE

The front of the property provides a low maintenance gravelled garden with built in storage cupboard and

allocated parking space. To the side there is a mainly laid to lawn garden with 2 decorative gravel areas, mature hedge to border, timber shed, gated access to front.

AGENTS NOTE

The EPC states that mains gas is connected however this has been disconnected and an electric boiler was fitted.

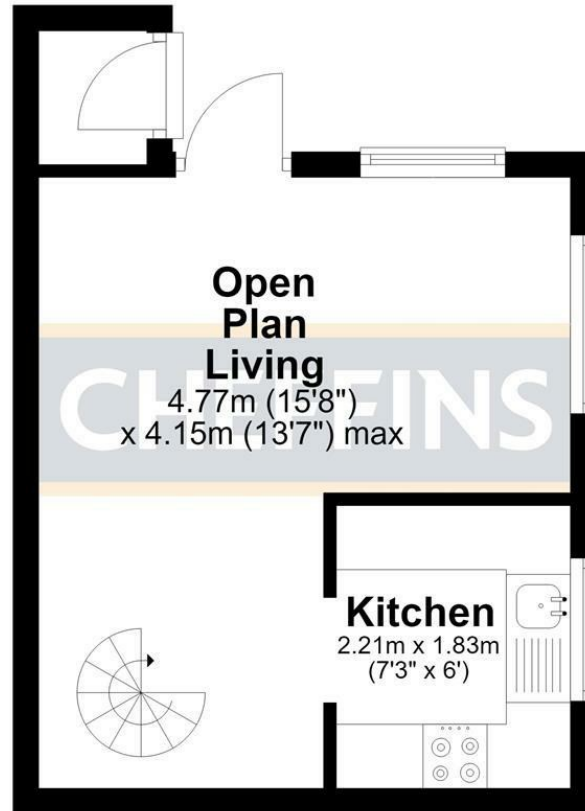
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



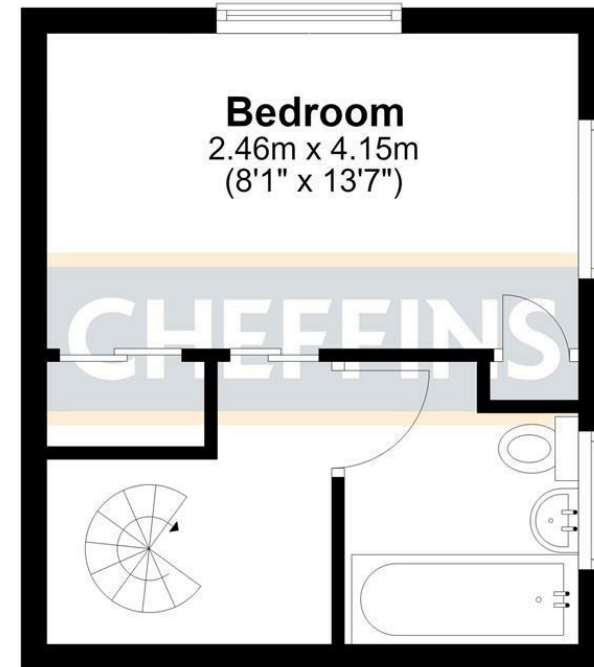
Ground Floor

Approx. 20.8 sq. metres (223.4 sq. feet)



First Floor

Approx. 19.8 sq. metres (213.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		93
(51-61) B		
(39-50) C		
(31-38) D		
(22-27) E	55	
(15-21) F		
(8-14) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £190,000

Tenure - Freehold

Council Tax Band - A

Local Authority - East Cambs District Council

Total area: approx. 40.5 sq. metres (436.4 sq. feet)

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.



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