



Broad Street, Ely, CB7 4BE

**CHEFFINS**



## Broad Street

Ely,  
CB7 4BE

- Modernised End Terrace
- 2 Bedrooms
- Superb Refitted Kitchen
- Refitted Bathroom
- Cloakroom / Utility
- Courtyard Garden with Brick Outbuilding
- Close to Station & City Centre
- Gas Central Heating
- Freehold / Council Tax Band A / EPC Rating D

An updated and well presented end of terrace home, situated close to the railway station, city centre and parks. Accommodation comprises lounge, superb refitted kitchen, rear hall, cloakroom/utility, 2 bedrooms and refitted bathroom, together with rear courtyard garden and brick outbuilding. Viewing highly recommended.

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**Guide Price £265,000**





## 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.

## LOUNGE

With double glazed window and door to front aspect, radiator.

## KITCHEN

Refitted with a range of wall and base level storage units and drawers with matching work surfaces, integrated electric oven, gas hob and extractor hood, dishwasher, microwave, stainless steel sink unit and drainer, breakfast bar, double glazed window to rear aspect, radiator.

## REAR LOBBY

With door to outside, built-in cupboard, radiator.

## CLOAKROOM / UTILITY

With double glazed window to rear aspect, wall mounted modern gas fired central heating boiler, low level WC with wash basin, plumbing for washing machine, storage units and worktop, radiator.

## FIRST FLOOR LANDING

## BEDROOM 1

With double glazed window to front

aspect, exposed floorboards, radiator.

## BEDROOM 2

With double glazed window to rear aspect which gives an attractive winter view of the Cathedral, radiator.

## BATHROOM

Refitted with suite comprising vanity unit with wash basin, panelled bath with shower above, low level WC, double glazed window to rear aspect, built-in cupboard, heated towel rail, radiator.

## OUTSIDE

Pedestrian access leads alongside the house to the rear courtyard style garden with brick outbuilding and WC. This building offers scope to be converted into a small studio or work space (subject to obtaining any necessary consents).

## AGENTS NOTES

The neighbouring properties have a pedestrian right of access through the garden.

The pitched roof was replaced in October 2023 and the flat roof replaced in August 2020.

In 2023/2024 the property was subject to an insurance claim for subsidence which was found to be as a result of decaying drains. Under the claim, the drains were repaired/replaced where necessary and the property made good. The work was concluded in December 2024 and a Certificate of Structural Adequacy was issued by the insurance company. Cheffins hold the necessary insurance reports, Schedule of Works and Structural Certificate.

The vendor currently uses Virgin Media.

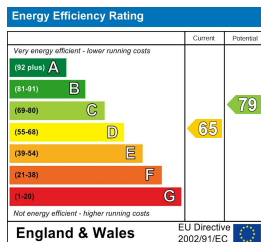
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









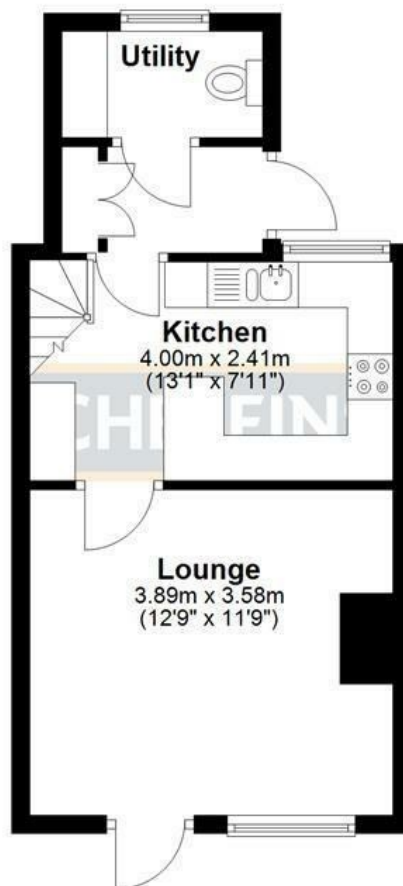
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Tenure - Freehold

Council Tax Band - A

Local Authority - East Cambs District Council

**Ground Floor**  
Approx. 29.6 sq. metres (318.2 sq. feet)



**First Floor**  
Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 59.7 sq. metres (642.7 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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



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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.