



Bishop Laney Drive, Ely, CB6 1BZ

CHEFFINS

Bishop Laney Drive

Ely,
CB6 1BZ

- Semi Detached Bungalow
- Updated & Immaculately Presented
- Popular Cul De Sac Backing onto an Open Green Area
- 2 Bedrooms
- Superb Refitted Kitchen & Bathroom
- Spacious Lounge
- Driveway & Private Gardens
- Gas Central Heating
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating D

An updated and immaculately presented semi detached bungalow situated within a highly regarded cul de sac backing onto a large open green area. Accommodation comprises entrance porch, hall, 2 bedrooms, spacious lounge, superb refitted kitchen and bathroom, whilst outside there are well maintained front and rear gardens and a driveway.

Due to the location of the bungalow it has a pleasant outlook to the rear and offers an excellent degree of privacy, there is no upward chain and viewing is highly recommended.

2 1 1

Guide Price £310,000





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 PORCH

With door to outside

ENTRANCE HALL

With cupboard housing hot water cylinder, access to loft which houses the gas fired central heating boiler, radiator.

BEDROOM 1

With double glazed window to rear aspect, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

LOUNGE

With double glazed window to front aspect, television point, radiator.

KITCHEN

Refitted with a superb range of painted wall and base level storage units and drawers,

together with matching work surfaces, sink unit and drainer, electric oven with hob, space for upright fridge/freezer, plumbing for washing machine, shelved cupboard, double glazed window and door onto rear garden, radiator.

BATHROOM

Refitted with vanity unit with wash basin, low level WC, panelled bath with shower attachment from the taps, double glazed window to rear aspect, radiator.

OUTSIDE

To the front of the bungalow there is an open plan lawned garden with established planting, whilst a driveway runs alongside the bungalow providing ample off street

parking. Gated pedestrian access leads into the rear garden which has an attractive outlook across the adjoining green area and offers an excellent degree of privacy. The garden consists of an extended patio leading onto a lawn with established bushes and trees at the rear together with a garden shed.

VIEWING ARRANGEMENTS

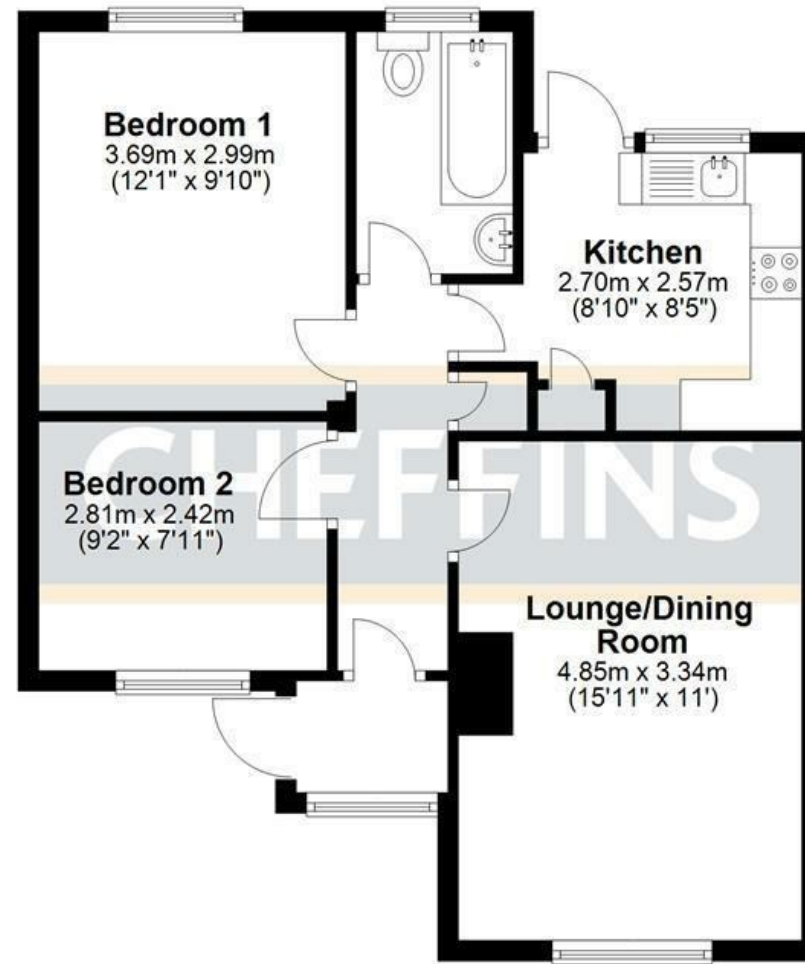
Strictly by appointment with the Agents.



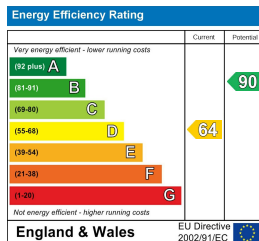


Ground Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



Total area: approx. 53.4 sq. metres (575.1 sq. feet)



Guide Price £310,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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.

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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.

