



Orford Close, Ely, CB7 4LX

**CHEFFINS**



# Orford Close

Ely,  
CB7 4LX

3 2 1

**Guide Price £350,000**

- Modern Semi Detached House
- NO FORWARD CHAIN
- Ensuite to Master
- Garage / Workshop
- 3 Bedrooms
- Freehold / Council Tax: Band C / EPC: C

Cheffins are delighted to offer to the market this modern, 3 bedroom semi detached family home, located in the popular city of Ely.

The property offers an entrance hall, dual aspect lounge that also has access to the garden, dining area, a fitted kitchen with integrated appliances, rear lobby, ground floor cloakroom, 3 bedrooms, ensuite shower room to master and a family bathroom.

Outside the property is a driveway to the side providing off road parking, a small front garden and a mainly laid to lawn rear garden that also has a timber garage / workshop included.

The property is offered for sale with NO FORWARD CHAIN and is available to view by appointment only.





## 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**

Door to front, stairs to 1st floor, tiled flooring, radiator.

**KITCHEN/DINING ROOM**

15'7" x 9'4"

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink unit and drainer with mixer taps over, double oven, 4 ring gas hob with extractor hood over, integral microwave, integral fridge/freezer, integral washing machine, boiler, window to rear

**LIVING ROOM**

16'5x 10'

Dual aspect room with French doors opening to the rear garden and window to front, radiator

**CLOAKROOM**

Fitted with a 2 piece suite comprising; low level WC and pedestal hand basin, radiator, window to rear, extractor fan.

**MASTER BEDROOM**

12'9" x 10'9"

Window to front, radiator, built-in wardrobes.

**EN-SUITE**

Fitted with a 3 piece suite comprising; tiled shower cubicle, low level WC and

pedestal hand basin, heated towel rail, extractor fan.

**BEDROOM 2**

10'9 x 10'

Window to rear, built in wardrobes and additional storage cupboard over stairs, radiator, loft access

**BEDROOM 3**

7' x 6'7"

Window to front, radiator

**BATHROOM**

Fitted with a 3 piece suite comprising; panel bath with shower attachment over, low level WC and pedestal hand basin, extractor fan, window to front

**AGENTS NOTE**

The property is currently tenanted. Please note that the photographs contained within these sales particulars were taken prior to the current tenants occupation and are provided for guidance purposes only.

**OUTSIDE**

driveway providing parking for two vehicles with vehicular gates to the rear of the property where there is a purpose built timber workshop measuring 23'8" x 9'9" with power and light connected. At the rear is an enclosed, mainly laid to lawn rear garden with gated access to side.

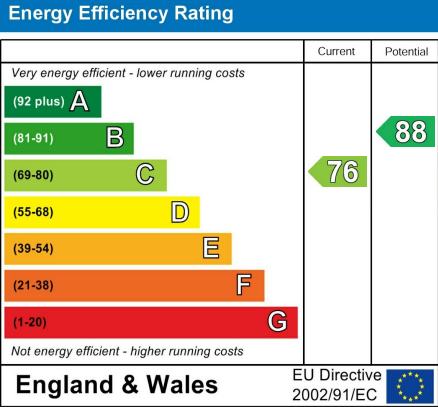
**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.









Guide Price £350,000  
Tenure – Freehold  
Council Tax Band – C  
Local Authority – East Cambridgeshire  
District Council





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.

