



Canterbury Avenue, Ely, CB6 3DW

**CHEFFINS**



## Canterbury Avenue

Ely,  
CB6 3DW

- 2 Double Bedrooms
- Lounge / Dining Room
- Refitted Shower Room
- Front & Rear Gardens
- Parking & Garage
- FREEHOLD / EPC RATING: C / COUNCIL TAX: BAND C

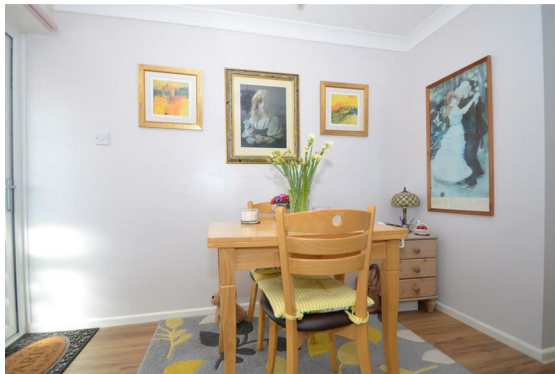
Cheffins are delighted to offer to the market this well presented 2 double bedroom detached bungalow situated in the popular City of Ely. The property comprises of entrance porch, lounge/dining room, kitchen/breakfast room, conservatory, cloakroom, 2 bedrooms and refitted shower room. Outside the property is low maintenance to front, off road parking for 1 car leading up to a single garage. The rear is mainly laid to lawn with mature shrubs and trees.

The property is available to view strictly by appointment only.



**Guide Price £335,000**





## 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 front aspect and door into:

## LOUNGE / DINING ROOM

With window to front, radiator, door to:

## INNER HALL

With storage cupboard, access to loft, doors to bedrooms and shower room.

## BEDROOM 1

With window to front, radiator.

## BEDROOM 2

With window to rear, radiator.

## SHOWER ROOM

Refitted with low level WC, pedestal hand basin, shower cubicle, tiled splashbacks, heated towel rail, window to rear.

## KITCHEN / BREAKFAST ROOM

Fitted with a range of base units, cupboards and drawers with work surfaces over, space for single oven with stainless steel extractor hood over, 1 1/2 bowl sink with mixer tap, plumbing for washing machine, space for fridge/freezer and door to side to the lobby, window to rear.

## REAR LOBBY

With doors to front and rear and door into the garage.

## CONSERVATORY

With door to the rear leading into the garden. Access to:

## CLOAKROOM

With low level WC, wash hand basin, window to front.

## OUTSIDE

The front of the property is gravelled for low maintenance and has a driveway providing parking for 1 car and leads up to the single garage. The garage has an electric sectional door and houses the boiler, together with a door into the garden, power and light connected. The rear garden is mainly laid to lawn, faces in an easterly direction with mature shrubs, plants and trees to borders, paved patio and gated access to the front.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £335,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire

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.

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.

