

Nutholt Lane, Ely, CB7 4PL

CHEFFINS

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Ely,
CB7 4PL

3 1 2

Guide Price £320,000

- No Onward Chain
- Central City Location
- 3 Bedroom
- Mid-Terrace Home
- Freehold / Council Tax Band B / EPC Rating D



Located in the centre of Ely, Cheffins offer to market this 3 bedroom mid-terrace house.

The property offers accommodation across two floors to include an entrance hall, living room, dining room, kitchen together with 3 bedrooms and family bathroom to the first floor. Outside, the property offers a enclosed front garden and mainly laid to lawn rear garden with patio area.

To fully appreciate all what's on offer, an early viewing is highly recommended.









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 HALLWAY
With door to front, stairs rising to first floor, radiator.

LIVING ROOM
With bay fronted window, radiator, decorative fireplace.

DINING ROOM
With window to rear, radiator, decorative fireplace, understairs storage.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, four-ringed induction hob, oven, wall mounted combi boiler, plumbing for washing machine, space for low level fridge, window to side. Opening to pantry with window to side.

FIRST FLOOR LANDING

BEDROOM 1
With window to front, decorative fireplace, radiator, built-in wardrobe.

BEDROOM 2
With window to rear, radiator, built-in wardrobe.

BEDROOM 3
With window to rear, radiator.

BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, side carpet panelled bath with showerhead over, tiled splashbacks, window to side, radiator.

OUTSIDE
To the front is an enclosed garden with path to front door whilst the rear offers a mainly laid to lawn garden with paved patio, storage cupboard and greenhouse.

AGENTS NOTE
We understand the rear garden is accessible via a pedestrian right of way across neighbouring properties.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



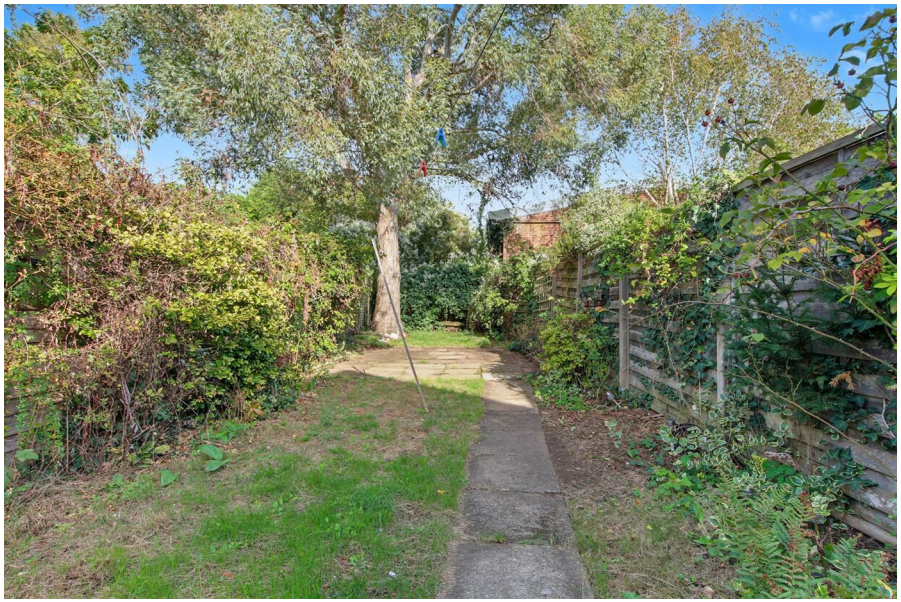


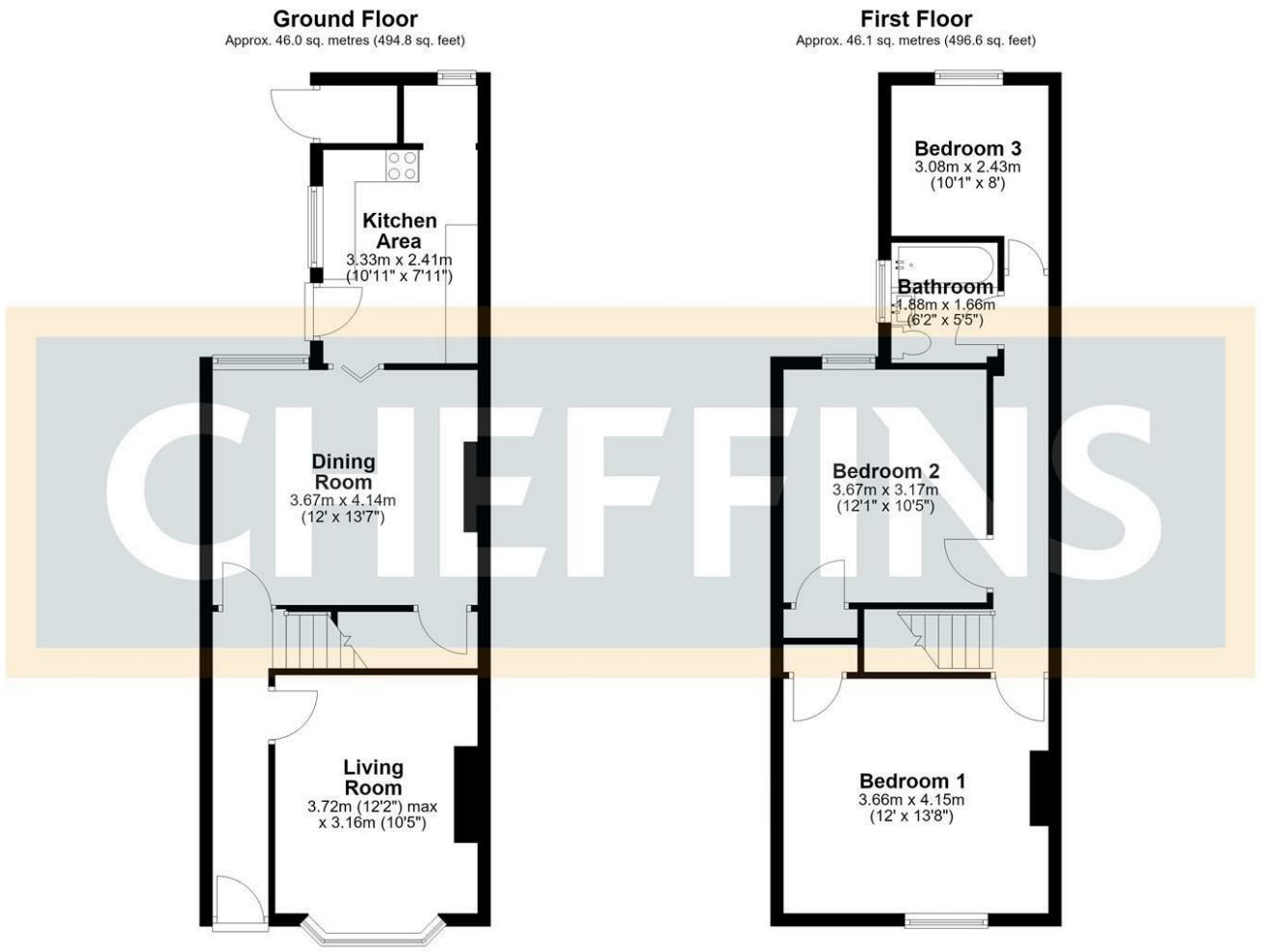




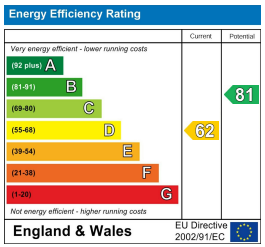








Total area: approx. 92.1 sq. metres (991.4 sq. feet)



Guide Price £320,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs 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: 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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.