



Morton Close, Ely, CB7 4FE

CHEFFINS

Morton Close

Ely,
CB7 4FE

- Family Home in desirable location
- 3 Bedrooms with Ensuite to Bedroom 1
- Conservatory
- Driveway and Garage
- Front and rear Gardens
- FREEHOLD / COUNCIL TAX C / EPC C

Cheffins are delighted to offer to the market this well presented, end of terraced home, located on the outskirts of the City of Ely!

The property offers an Entrance Hall, Kitchen / Breakfast Room, Living Room / Dining Room, Conservatory, 3 Bedrooms, Ensuite & Family Bathroom.

Outside the property is a small front Garden, an attached single Garage with driveway providing off road parking space to front and an established enclosed garden to rear.

3 2 2

Guide Price £320,000





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 HALLWAY

With stairs rising to the first floor, under stair storage, radiator and Karndean flooring.

CLOAKROOM

With wall mounted fuse board, extractor fan, low level WC, wash hand basin with tiled splash back and radiator.

KITCHEN / BREAKFAST ROOM

With double glazed window to the front, wall and base matching units with worktop space, integrated one and a quarter sink with mixer tap, integrated four ringed induction hob with extractor hood over, integrated oven and grill, space for fridge freezer, integrated dishwasher, integrated washing machine, breakfast bar, radiator and continued Karndean flooring.

LIVING ROOM

With sliding doors leading to the Conservatory, radiator and continued Karndean flooring.

CONSERVATORY

With opaque windows to the side, sliding doors leading through to the garden and tiled flooring.

FIRST FLOOR LANDING

With loft hatch.

BEDROOM 1

Windows to the front, built in storage cupboard, radiator, door to...

ENSUITE

With shower cubicle with rainfall shower head, wash hand basin with mixer tap and under storage, low level WC, heated towel rail, opaque window to the side, airing cupboard housing the combi boiler and tiled flooring.

BEDROOM 2

Windows to the rear and radiator.

BEDROOM 3

Window to the rear and radiator.

FAMILY BATHROOM

With a three piece suite comprising of

low level WC, panelled bath with shower over, and wash hand basin with mixer tap and tiled splashback, vinyl flooring and radiator.

OUTSIDE

The rear garden is fully enclosed by brick walls and wooden fence panels, predominantly laid to lawn with herbaceous borders and a paved patio area.

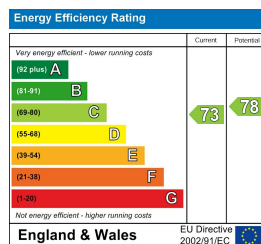
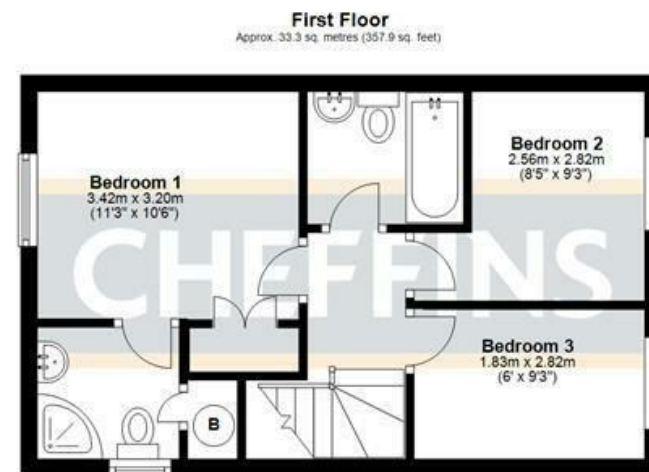
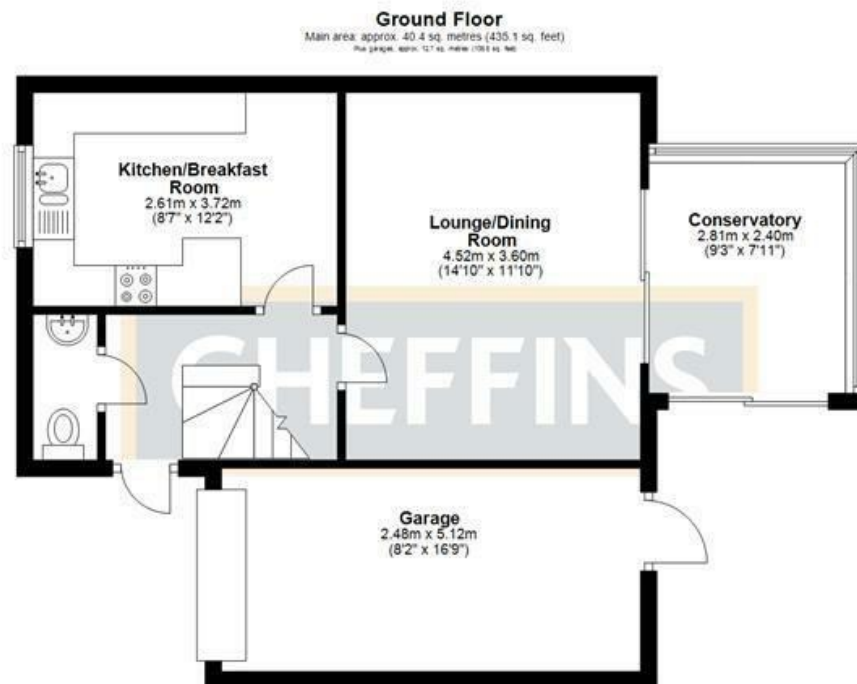
Driveway to the front leading up to the single garage with up and over door, electricity connected and storage section. EV charging point.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £320,000

Tenure - Freehold

Council Tax Band - C

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: 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.

Main area: Approx. 73.7 sq. metres (793.1 sq. feet)
Plus garages: approx. 12.7 sq. metres (136.5 sq. feet)



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