



Deacons Lane, Ely, CB7 4PS

CHEFFINS

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Ely,
CB7 4PS

Cheffins are delighted to market this detached house situated in a desirable location in Ely within a short walking distance of the City Centre.

The accommodation comprises side porch, hallway, 2 bedrooms and bathroom on the ground floor with open plan living space on the first floor including living area, kitchen/dining room, along with a study/bedroom 3 and cloakroom.

The property benefits from off street parking, fantastic views of the Paradise Sports Field and Ely Cathedral from the first floor and is offered for sale with no upward chain.

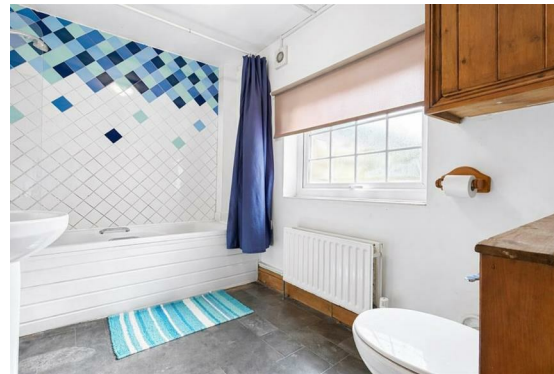
LOCATION

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

3 1 2

Offers In Excess Of £290,000





Gated access leads to a courtyard garden with footpath leading to the side entrance porch.

SIDE ENTRANCE PORCH

With double glazed window to side, radiator, tiled floor, door through to:

ENTRANCE HALL

With 2 radiators, stairs rising to the first floor landing.

BEDROOM 1

With double glazed window to front, built-in wardrobes with additional storage, radiator.

BEDROOM 2

With double glazed windows to front and side, radiator.

BATHROOM

With side panelled bath with overhead shower, tiled splashback, low level WC,, wash hand basin with tiled splashback, opaque double glazed window to side, radiator, vinyl flooring, storage cupboard.

FIRST FLOOR

OPEN PLAN LIVING AREA

With 3 double glazed windows to rear overlooking the Paradise Sports Field, radiators, wooden flooring, brick feature staircase. Opening to:

KITCHEN / DINING AREA

With wall and base level units, integrated 11/4 stainless steel sink with mixer tap, space for hob with overhead extractor hood, 2 double glazed windows to side, double glazed window to front, partially tiled and wooden flooring, radiator.

STUDY/BEDROOM 3

Accessed from the living area. With double glazed windows to side and rear, radiator, loft hatch.

CLOAKROOM

With double glazed window to side, low level WC, wash hand basin with tiled splashback, radiator, vinyl flooring, storage cupboard housing the gas fired boiler.

OUTSIDE

The property has a side courtyard garden which is enclosed by wooden fence panels, predominately laid to patio with gravelled section, timber framed shed and gated access.

There is an additional area of laid lawn to the opposite side of the house as shown on the Title of the property which could potentially be utilised as off road parking.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Council Tax Band - C

Local Authority - East Cambs District Council

Agents note:

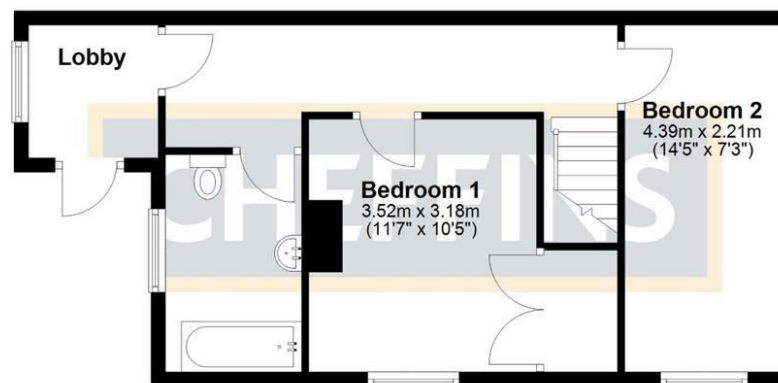
For more information on this property please refer to the Material Information Brochure on our website.

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

IMPORTANT: 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.

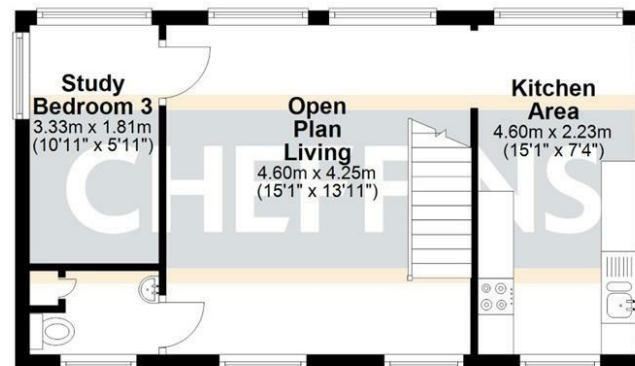
Ground Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 83.2 sq. metres (896.0 sq. feet)



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