



Orford Close, Ely, CB7 4LX

CHEFFINS

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Ely,
CB7 4LX

Semi detached house. Accommodation comprises entrance hall, kitchen/dining room, living room, cloakroom, three bedrooms (with en-suite to master) and a family bathroom. There is an enclosed rear garden, a wooden workshop and driveway. Available: 23/05/2024. Minimum 6 month term. Deposit: £1,557. Holding deposit: £311. Council tax band: C. EPC: C

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.



£1,350 PCM





ENTRANCE HALL

With tiled flooring.

KITCHEN/DINING ROOM

with single stainless steel sink unit and drainer, double oven, hob, microwave, extractor hood and integral fridge/freezer & washing machine.

LIVING ROOM

with French doors opening to the rear garden.



CLOAKROOM

with low level WC and pedestal hand basin.

BEDROOM

with built-in wardrobes.



EN-SUITE

with suite comprising tiled shower cubicle, low level WC and pedestal hand basin.

BEDROOM

with fitted wardrobes and additional storage cupboard.

BEDROOM

BATHROOM

with suite comprising panel bath with

shower attachment, low level WC and pedestal hand basin.

OUTSIDE

driveway providing parking for two vehicles with 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 and an enclosed rear garden.

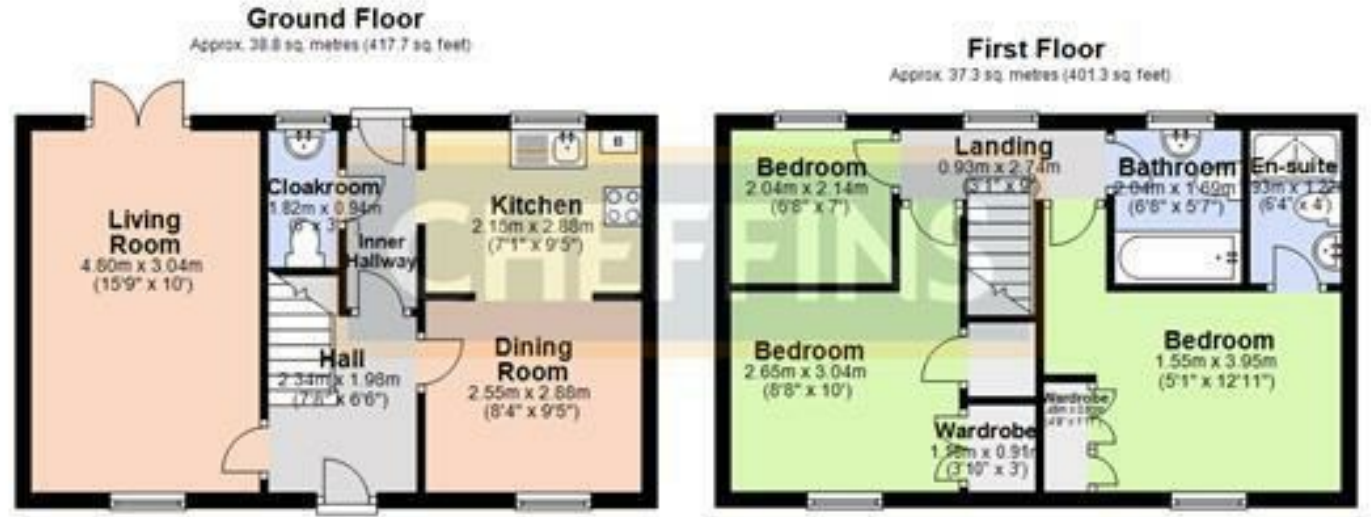
LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 76.1 sq. metres (819.0 sq. feet)
 Note: Not to scale - For guidance purposes only
 Plan produced using PlanUp.

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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.

