



Ellis Gardens
Cambridge, Cambridgeshire CB25 0FL
Offers In Excess Of £300,000

7 Ellis Gardens, Cambridge, Cambridgeshire CB25 0FL

An exceptional and larger-than-average two-bedroom semi-detached modern home situated in a popular development on the outskirts of Burwell.

Offered for sale in excellent condition, the accommodation includes an entrance hall, kitchen, living/dining room, cloakroom, two double bedrooms, and a family bathroom. The property features gas-fired central heating, double-glazed windows that flood the space with natural light, and a boarded loft for extra storage.

Outside, the property boasts a well-maintained enclosed rear garden, mainly laid to lawn with borders, decking, and a storage shed. There is also off-road allocated parking for two vehicles at the rear of the property.

EPC (B)

Council Tax C (East Cambridgeshire)

Accommodation Details:

Storm canopy and double glazed front entrance door through to the:

Entrance Hall

With radiator and staircase rising up to the first floor.

Living/Dining Room

Spacious living/dining room with TV connection point, radiator, window and external door to the rear aspect.

Kitchen

Fitted with a range of both eye and base level storage units with working surfaces over, inset stainless steel sink and drainer with mixer taps, Hotpoint oven and gas burner hon with extractor hood above, space and plumbing for a fridge/freezer and washing machine. Tiled flooring, boiler and window to the front aspect.

WC

Low level WC, pedestal wash basin, radiator, tiled flooring and window to the front aspect.

First Floor Landing

With access to the bedrooms and bathroom.

Bedroom 1

Double bedroom with radiator and window to the rear aspect.

Bedroom 2

Double bedroom with radiator and window to the front aspect.

Bathroom

Three piece suite comprising a low level WC, pedestal wash basin, panelled bath with wall mounted shower and glass screen, part tiled walls, tiled flooring and window to the front aspect.

Outside - Front

With planted shrubs and outdoor lighting. Allocated parking to the rear of the property.

Outside - Rear

Enclosed rear garden mostly laid to lawn with timber garden shed, vibrant shrubbery, decking area, outdoor lighting and rear pedestrian gate leading out to the allocated parking.

Property Information:

Maintenance fee - Service charge and maintenance payments was £32.81/month

EPC - B

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached house

Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Meters - 76 SQM

Parking - Allocated Parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

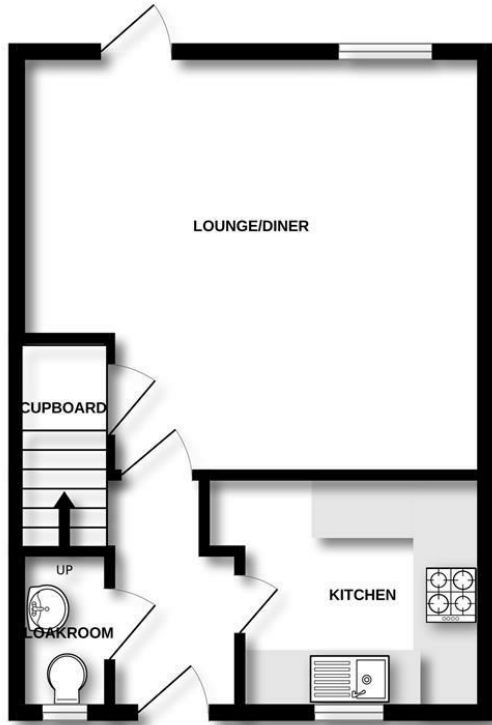
Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Limited

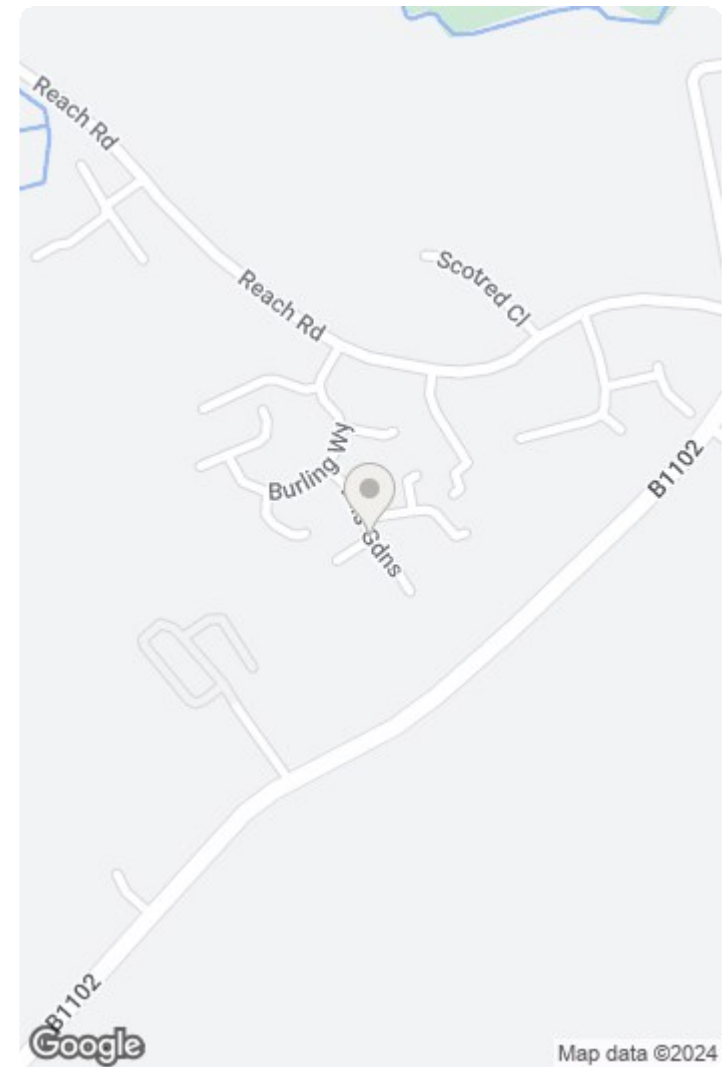
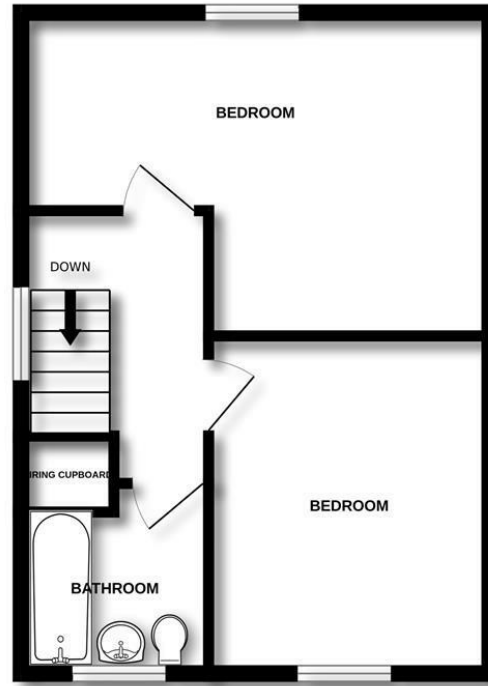
Rights of Way, Easements, Covenants - None that the vendor is aware of



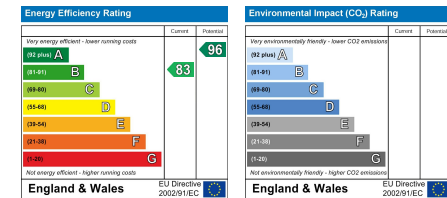
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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