



Concorde Crescent, Ely, CB6 2YG

**CHEFFINS**

# Concorde Crescent

Ely,  
CB6 2YG

- Recently Constructed End of Terrace
- Open Plan Living / Dining Room
- 2 Bedrooms (1 Ensuite)
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- 2 Allocated Parking Spaces
- No Upward Chain

A recently constructed two bedroom end-of-terrace property, conveniently situated on the sought-after North side of Ely.

This residence is centrally located within the Lantern Croft development and features an entrance hall, cloakroom, kitchen, an open living/dining area with French double doors leading to the rear garden, two double bedrooms, an ensuite, and a main bathroom. The property boasts ample storage space, gas-fired central heating, and double-glazed windows throughout.

Externally, the property includes an enclosed rear garden and two allocated off-road parking spaces.

Available for sale with no onward chain.



**Guide Price £290,000**





## 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 HALL

With door to front aspect, tiled floor, radiator, stairs leading to the first floor.

## KITCHEN

With double glazed window to front aspect, fitted with matching eye and base level storage units, drawers and worktops, built-in oven with 4-ring gas hob and extractor hood over, stainless steel sink unit and drainer, space for fridge/freezer, plumbing for washing machine, cupboard housing gas boiler, tiled floor.

## CLOAKROOM

With low level WC, corner wash hand basin, extractor fan, radiator.

## OPEN PLAN LIVING / DINING ROOM

With double glazed windows to rear aspect and double glazed French doors leading to the rear garden, radiator, room for table and chairs, large under stairs storage cupboard.

## FIRST FLOOR LANDING

With access to loft, radiator.

## BEDROOM 1

A double bedroom with double glazed window to rear aspect, radiator.

## ENSUITE

Comprising shower cubicle, low level WC, wash hand basin, radiator, extractor fan.

## BEDROOM 2

A double bedroom with 2 double glazed windows to the front aspect, radiator, wall mounted electric fuse board and useful storage cupboard.

## BATHROOM

With suite comprising panel bath, low level WC, wash hand basin, radiator, extractor fan, tiled walls and floor.

## OUTSIDE

There is an enclosed rear garden which is predominantly laid to lawn with storage shed and footpath leading to the allocated off road parking for 2 cars.

## MATERIAL INFORMATION

Tenure - Freehold  
Length of lease - n/a

Annual ground rent amount - n/a  
Ground rent review period - n/a  
Annual service charge amount - n/a  
Service charge review period - n/a  
Council tax band - B

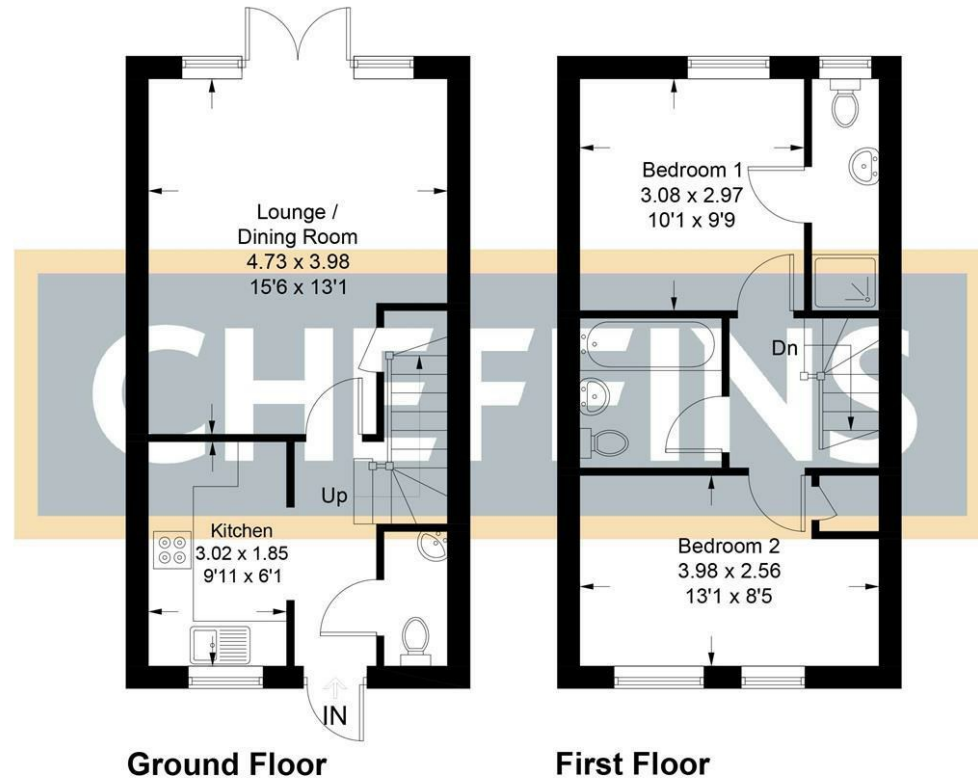
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area  
 Ground Floor = 31.2 sq m / 336 sq ft  
 First Floor = 31.2 sq m / 336.3 sq ft  
 Total = 62.5 sq m / 672.4 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>97</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £290,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1036370)

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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.