



Hertford Close, Ely, CB6 3QS





## Hertford Close

Ely,  
CB6 3QS

- Detached Family Home
- 3 Reception Rooms & Kitchen/Breakfast Room
- 4 Bedrooms (1 with Ensuite Bathroom)
- Double Garage & Driveway
- Enclosed Well Stocked Rear Garden
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating TBC

A detached family home benefitting from being offered for sale with no upward chain. Accommodation includes 4 bedrooms (1 ensuite), 3 reception rooms, kitchen/breakfast room, cloakroom and bathroom, together with double garage and enclosed rear garden.

4 2 2

**Guide Price £525,000**





## 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, stairs to first floor, radiator

## CLOAKROOM

With low level WC, wash hand basin.

## STUDY

With double glazed window to front aspect, radiator

## LOUNGE

With double glazed French doors to rear garden, gas fireplace, radiator.

## KITCHEN / BREAKFAST ROOM

With 1 1/4 stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, 4-ring hob with extractor hood above, plumbing for utilities, double glazed window to rear aspect, patio doors to rear garden, radiator.

## DINING ROOM

With double glazed window to front aspect, radiator.

## FIRST FLOOR LANDING

With airing cupboard, access to loft, radiator

## BEDROOM 1

With double glazed window to front aspect, fitted wardrobe, radiator.

## ENSUITE BATHROOM

With panelled spa bath with shower above, pedestal hand basin, low level WC, double glazed window to rear aspect, radiator.

## BEDROOM 2

With 2 double glazed windows to rear aspect, radiator, fitted wardrobe.

## BEDROOM 3

With double glazed window to front aspect, radiator.

## BEDROOM 4

With double glazed window to front aspect, radiator.

## BATHROOM

With panelled bath with shower above low level WC, pedestal hand basin, double glazed window to rear aspect

## OUTSIDE

To the front of the property you will find a spacious driveway leading to a double garage providing ample off

road vehicular parking. Gated access leads to a fully enclosed and well stocked garden containing a variety of mature plants and shrubs, lawned area and paved patio.

## AGENT NOTES

Tenure - freehold

Property Type - detached

Property Construction - standard

Number & Types of Room - Please refer to the floorplan

Square Footage - 1515 according to the floorplan

Parking - double garage and driveway

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas central heating to radiators and gas fireplace in lounge

Broadband Connected - yes/no

Broadband Type - tbc

Mobile Signal/Coverage - tbc

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	80
(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

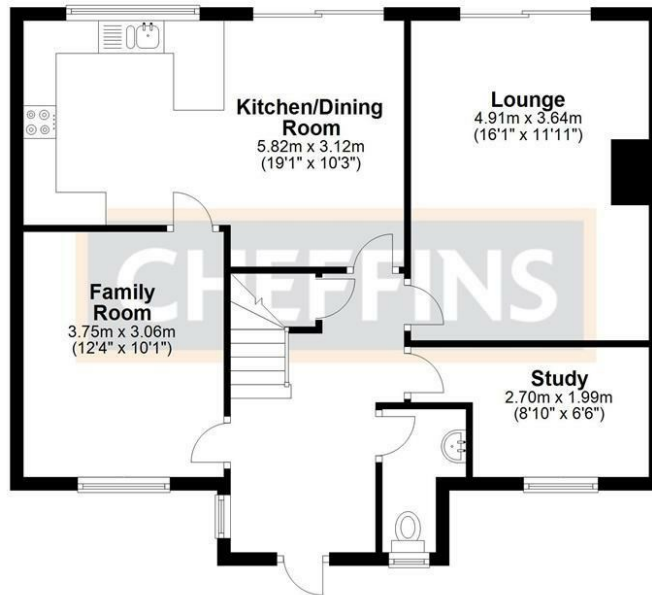
Guide Price £525,000

Tenure - Freehold

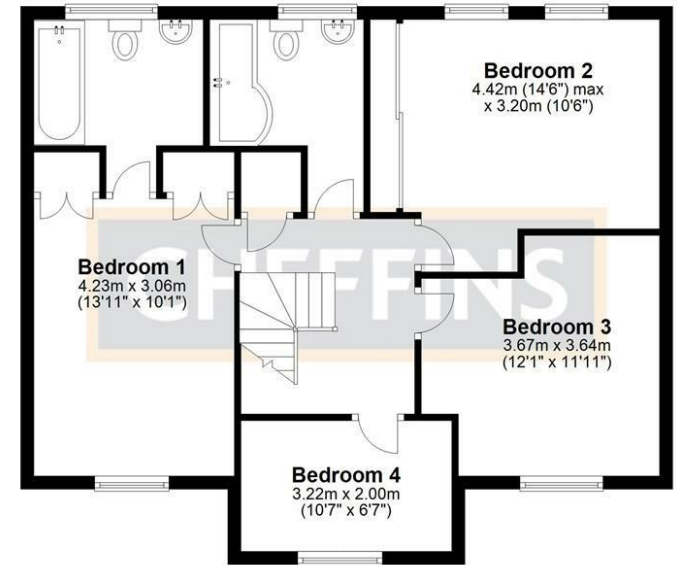
Council Tax Band - E

Local Authority - East Cambs District Council

**Ground Floor**  
Approx. 70.3 sq. metres (756.8 sq. feet)



**First Floor**  
Approx. 70.5 sq. metres (759.1 sq. feet)



Total area: approx. 140.8 sq. metres (1515.9 sq. feet)

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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.