



Victoria Street, Ely, CB7 4BL

CHEFFINS

Victoria Street

Ely,
CB7 4BL

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Guide Price £295,000

- Unique "Upside Down" Property
- Central City Location
- 2 Ground Floor Bedrooms & Bathroom
- First Floor Lounge/Dining Room & Kitchen
- Allocated Parking
- Communal Garden
- Viewing Recommended

RE-LAUNCHED TO THE MARKET 13/5/24 - Situated in a central city location within walking distance of main trainline and city amenities, a viewing is recommended to appreciate this unique "upside down" property with living accommodation comprising 2 ground floor bedrooms and bathroom, together with first floor living room/dining room and kitchen. The property also benefits from gas central heating & double glazing, allocated parking and the use of a communal garden.





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.

BATHROOM

With panel bath with shower above, low level WC, wash hand basin and skylight roof window.

BEDROOM 1

With double glazed window to front aspect, radiator.

BEDROOM 2

With double glazed window to side aspect, radiator.

FIRST FLOOR LANDING

Split level with stairs to the left leading to the lounge/dining room and stairs to the right leading to the kitchen.

LOUNGE / DINING ROOM

With double glazed window to front aspect, wooden flooring, radiator.

KITCHEN

With double glazed windows to front and side aspects, fitted with a range of matching units

including base units, wall mounted units and drawers, single stainless steel circular sink, fitted with electric oven, 4-ring hob with extractor hood above, alcove with space for fridge/freezer.

OUTSIDE

The property benefits from gated allocated parking.

AGENT NOTES

Tenure - freehold

Council Tax Band - B

Property Type - End Terrace

Property Construction - Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 584 according to the floorplan

Parking - allocated parking

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators

Broadband Connected - yes

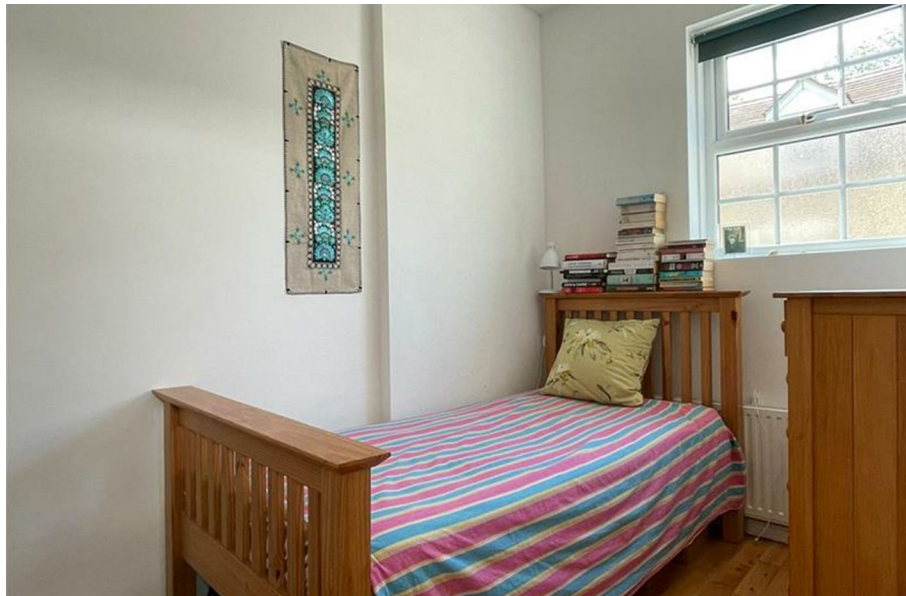
Broadband Type - Fibre to property - 100mbps - according to Ofcom.org.uk, standard, superfast and ultrafast broadband are available in the area with ultrafast having a maximum download speed of 1000Mbps
Mobile Signal/Coverage - according to Ofcom.org.uk both 'voice' and 'data' are indicated to be limited for 4 out of the 4 main providers checked

Flood risk - according to Gov.uk, this area has a chance of flooding of greater than 3.3% each year.

Conservation Area - yes

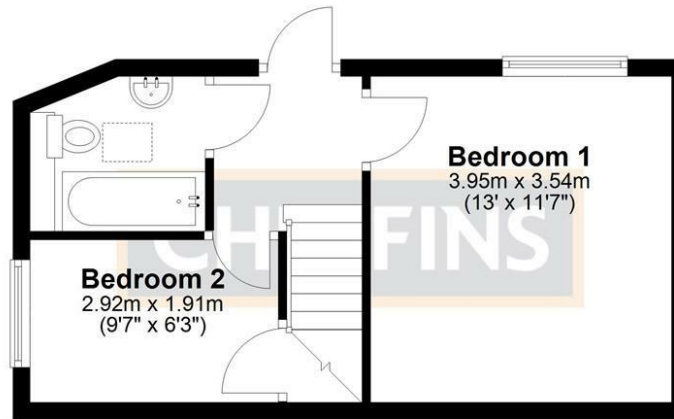
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Ground Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



First Floor

Approx. 25.2 sq. metres (271.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	

England & Wales EU Directive 2002/91/EC

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Local Authority - East Cambs District Council

Total area: approx. 54.3 sq. metres (584.6 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.