



Turner Drive, Ely, CB7 4LH

CHEFFINS

Turner Drive

Ely,
CB7 4LH

- Modern Mid Terrace Property
- 2 Bedrooms
- Kitchen & Lounge / Dining Room
- Enclosed Rear Garden
- Allocated Parking
- Ideal First Time Purchase or Investment Opportunity
- Freehold / Council Tax Band B / EPC Rating C

A well appointed modern mid terrace property benefitting from being offered for sale with no upward chain and being an ideal first time or investment opportunity. Accommodation comprises entrance hall, kitchen, cloakroom, lounge/dining room, 2 bedrooms and bathroom, together with enclosed garden to rear and allocated parking.



Guide Price £254,000





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, radiator, built-in storage cupboard.

CLOAKROOM

With low level WC, wash hand basin, radiator, double glazed window to front aspect.

KITCHEN

With double glazed window to front aspect, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, hob with extractor hood above, space for freestanding fridge/freezer, plumbing for utilities.

LOUNGE / DINING ROOM

With double glazed French doors to rear garden, stairs to first floor, radiator.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With 2 double glazed windows to front aspect, built-in wardrobe, radiator.

BEDROOM 2

With double glazed window to rear aspect, airing cupboard, radiator.

BATHROOM

With suite comprising panel bath with shower above, low level WC, wash hand basin, radiator.

OUTSIDE

To the rear of the property you will find a fully enclosed garden which is predominantly laid to lawn with patio area. Gated access leads to a pathway which in turn leads to the allocated parking.

AGENT NOTES

Tenure - freehold
Council Tax Band - B
Property Type - mid terrace
Property Construction - standard construction
Number & Types of Room - Please refer to the floorplan
Square Footage - tbc
Parking - allocated

Utilities / Services
Electric Supply - mains
Gas Supply - mains
Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators

Broadband Connected - no

Broadband Type - according to Ofcom.org.uk, standard, superfast and ultrafast broadband are available in the area with ultrafast having a maximum download speed of 1000Mbps

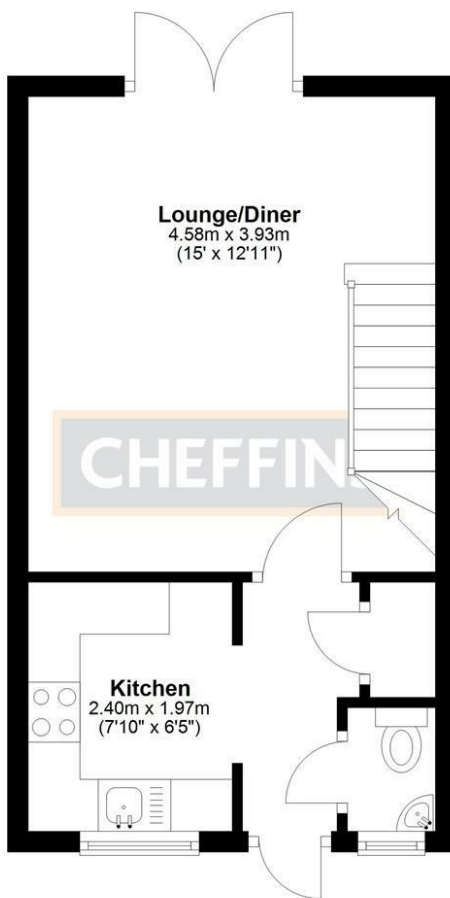
Mobile Signal/Coverage - according to Ofcom.org.uk, 'voice' is indicated to be limited for 2 out of the 4 main providers checked and 'data' is indicated to be limited for 4 out of the 4 main providers checked

VIEWING ARRANGEMENTS

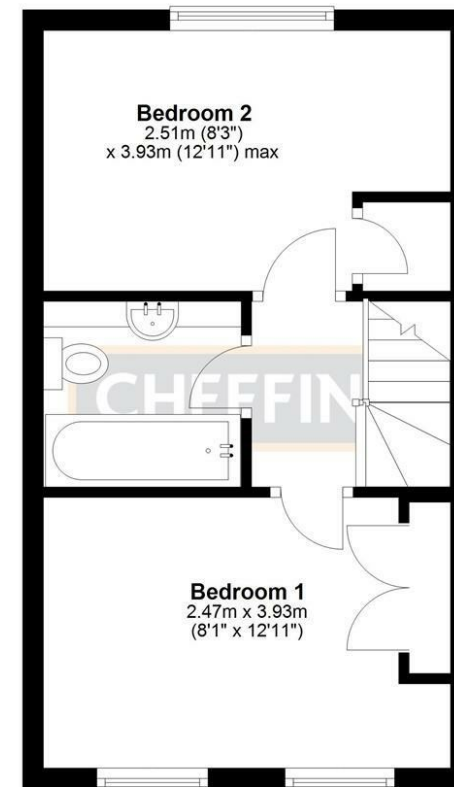
Strictly by appointment with the Agents.



Ground Floor
Approx. 27.8 sq. metres (299.3 sq. feet)



First Floor
Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 56.4 sq. metres (607.0 sq. feet)

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

Guide Price £254,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

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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.