



Lynn Road, Ely, CB6 1DD



Lynn Road

Ely,
CB6 1DD

 4
  2
  1

Guide Price £435,000

- Modern 3-Storey Townhouse
- Central City Location
- 4 Bedrooms (1 Ensuite)
- Kitchen & Lounge / Dining Room
- Enclosed Garden
- Car Port & Additional Parking
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating C

A well appointed modern 3-storey townhouse situated in a central city location within walking distance of city amenities and offering versatile accommodation comprising entrance hall, cloakroom, kitchen, lounge/dining room, 4 bedrooms (1 ensuite) and family bathroom, together with enclosed garden, car port and additional parking. The property is being offered for sale with the added benefit of no upward chain. Viewing recommended.





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 with under stairs storage cupboard.

CLOAKROOM

With low level WC, wash hand basin, radiator.

KITCHEN

With 1 1/4 stainless steel sink unit and drainer, fitted with a range of units including base units, wall mounted units and drawers, fitted electric oven and gas hob with extractor hood above, integral fridge/freezer, dishwasher and washing machine/dryer, double glazed window to front aspect, radiator.

LOUNGE / DINING ROOM

An "L" shaped room with double glazed French doors to the rear garden, radiator

FIRST FLOOR LANDING

With stairs to second floor

BEDROOM 2

With double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator, built-in storage cupboard.

BEDROOM 4

With double glazed window to rear aspect, radiator.

BATHROOM

With suite comprising panel bath with shower above, low level WC, wash hand basin, heated towel rail, double glazed window to front aspect.

SECOND FLOOR MASTER BEDROOM

A dual aspect room with double glazed windows to front and rear aspects, radiator, access to loft, built-in storage cupboard, built-in wardrobes.

ENSUITE

With shower cubicle, low level WC, wash hand basin, heated towel rail.

OUTSIDE

The property is conveniently set back off of Lynn Road with traditional hedgerow to front and open plan garden with lawn and pathway to the front door. Gated access leads to a fully enclosed, larger than average, low maintenance courtyard garden which is predominantly paved. The property benefits from a car port as well as an additional car parking space providing off road vehicular parking.

AGENT NOTES

The property has a burglar alarm fitted

Tenure House - freehold

Tenure Carport - leasehold - approximately 984 years remaining with a Peppercorn rent.

Approx £40 per annum for insurance.

Estate Charge - £350 per annum.

Council Tax Band - C

Property Type - townhouse

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 1261 according to the floorplan

Parking - car port and parking space

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators

Broadband Connected - yes - Sky

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 4 out of the 4 main providers checked and 'voice' is indicated to be limited for 2 out of the 4 main providers checked

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





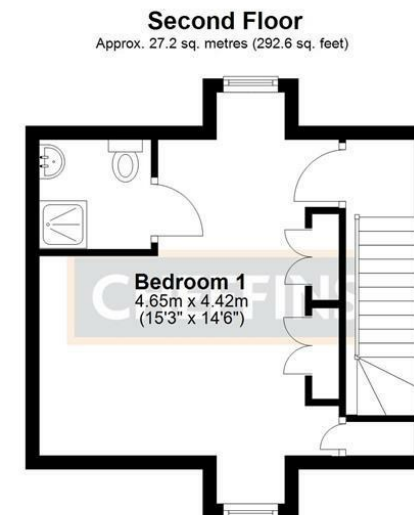
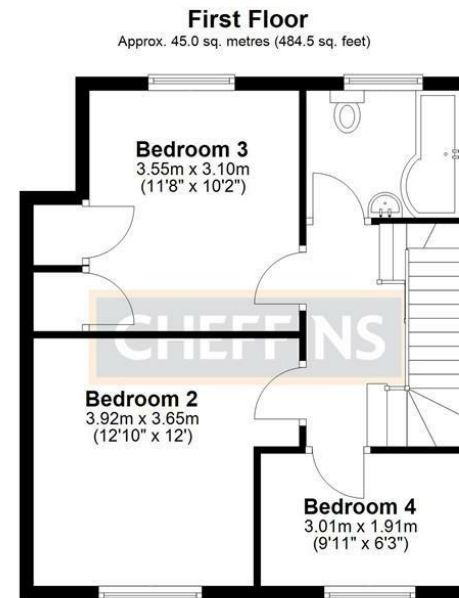
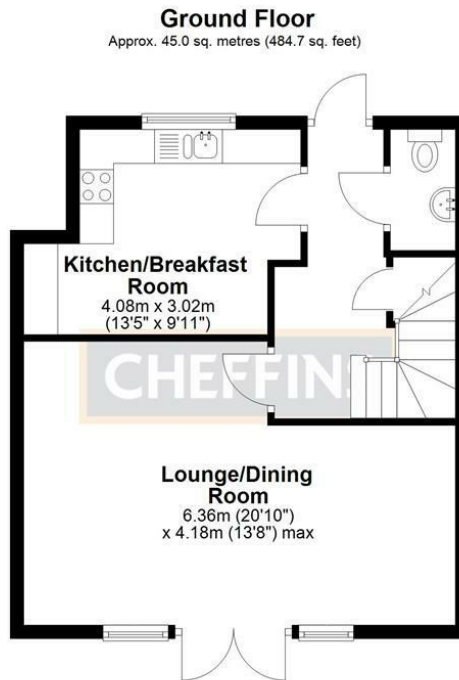
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £435,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



Total area: approx. 117.2 sq. metres (1261.8 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.