



Broad Street, Ely, CB7 4AH



## Broad Street

Ely,  
CB7 4AH

- Well Presented Period Property
- 2 Bedrooms
- Off Road Parking
- NO FORWARD CHAIN
- Close to Town Centre
- Freehold / Council Tax Band: B / EPC Rating: E

We are delighted to bring to the market this period terraced maisonette, located just outside the town centre of Ely. The property offers 2 bedrooms and a bathroom to the ground floor, whilst the 1st floor provides a good size kitchen / diner and a mezzanine lounge offering fantastic natural light. This home further benefits from gated off road parking and being offered for sale with NO FORWARD CHAIN.



Guide Price £239,950





## 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**

Door to front, stairs leading to 1st floor, access to bedrooms & bathroom

**BEDROOM 1**

Window to front, built in under stairs storage cupboard, storage heater

**BEDROOM 2**

Window to front, storage heater

**BATHROOM**

Fitted with a three piece suite comprising; low level wc, wash hand basin and paneled bath with shower attachment over, extractor fan, electric wall heater

**1ST FLOOR****KITCHEN / DINER**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral single oven, 4 ring electric hob with extractor hood over, single stainless steel sink with mixer tap over, window to front plus skylight to rear providing ample natural light, loft access hatch, sloped ceilings reducing head height in some areas.

**LOUNGE**

Mezzanine lounge, window to front plus a box window to front and a skylight to rear providing ample natural light, storage heater, sloped ceilings reducing head height in some areas.

**AGENTS NOTE**

For more information on this property please refer to the Material Information Brochure on our website.

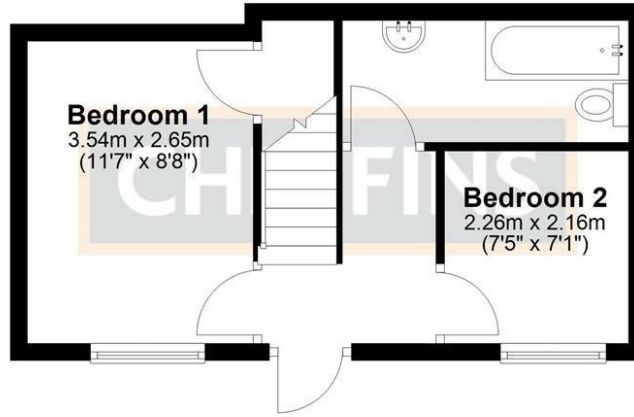
**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



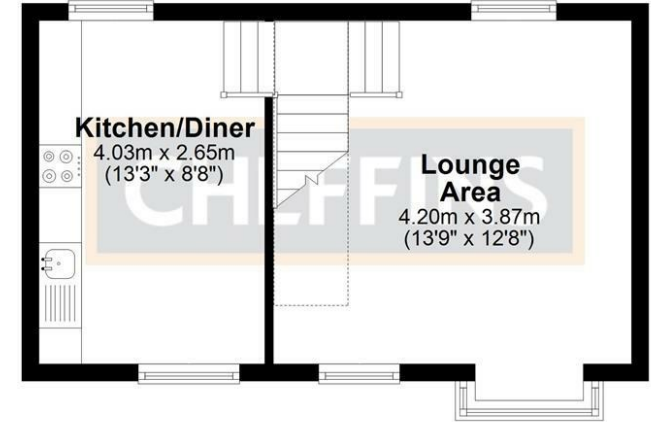
### Ground Floor

Approx. 26.0 sq. metres (280.3 sq. feet)



### First Floor

Approx. 27.6 sq. metres (297.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(62 plus) <b>A</b>	
(51-61) <b>B</b>	
(39-50) <b>C</b>	
(29-38) <b>D</b>	
(19-28) <b>E</b>	
(9-18) <b>F</b>	
(1-8) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £239,950

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire District Council

Total area: approx. 53.6 sq. metres (577.5 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.