



Morton Close, Ely, CB7 4FD

CHEFFINS

Morton Close

Ely,
CB7 4FD

- End of Terrace Home
- Popular Residential Location
- 2 Bedrooms
- Lounge & Conservatory
- Driveway & Garage
- Generous Garden to Rear
- Freehold / Council Tax Band B / EPC Rating TBC

An end of terrace property benefitting from being offered for sale with no upward chain, having a generous garden, adjoining garage and driveway.

2 1 1

Guide Price £280,000





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

KITCHEN

With single sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven and hob, space for freestanding fridge/freezer.

LOUNGE

With radiator and patio doors to:

CONSERVATORY

Of upvc construction with door to garden.

FIRST FLOOR LANDING

BEDROOM 1

With double glazed window to rear aspect, fitted wardrobes, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BATHROOM

With suite comprising panel bath, pedestal hand basin, low level WC, double glazed window to side aspect.

OUTSIDE

To the left hand side of the property you will find a driveway leading to a garage providing off road

vehicular parking. Gated access leads to a fully enclosed garden which is predominantly lawned with established borders containing a variety of plants and shrubs.

AGENT NOTES

Tenure - freehold

Council Tax Band - B

Property Type - end of terrace

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 654 according to the floorplan

Parking - garage and driveway

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators

Broadband Connected - via landline

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 likely for 1 and limited for 3 out of the 4 main providers checked and 'data' is indicated to be limited for 3

out of the 4 main providers checked.

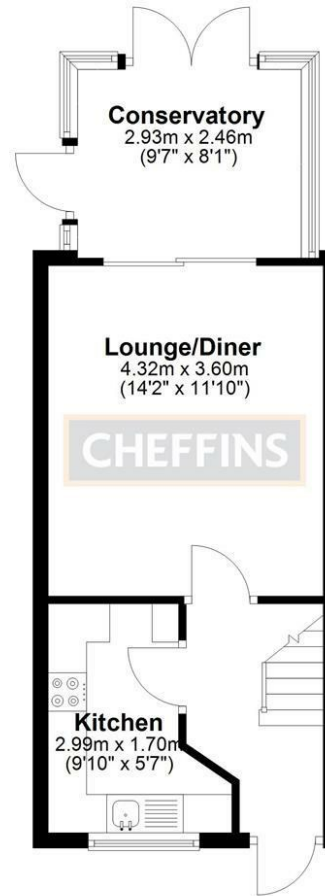
Flood risk - according to Gov.uk the area around the property has a chance of flooding from surface water of greater than 3.3% each year

VIEWING ARRANGEMENTS

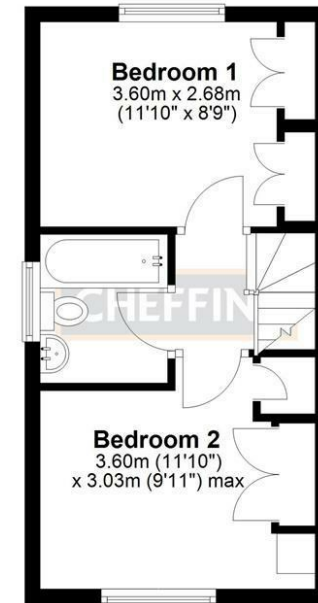
Strictly by appointment with the Agents.



Ground Floor
Approx. 34.1 sq. metres (367.3 sq. feet)



First Floor
Approx. 26.6 sq. metres (286.6 sq. feet)



Total area: approx. 60.8 sq. metres (654.0 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	
EU Directive 2002/91/EC	
England & Wales	

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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.