



Back Hill, Ely, CB7 4BZ

**CHEFFINS**



## Back Hill

Ely,  
CB7 4BZ

- Deceptively Spacious, 3 Storey Family Home
- Air B & B Business Potential
- 4 Double Bedrooms
- Close to City Centre & Train Station
- Off Road Parking
- Freehold / EPC: D / Council Tax: Band C

Are you looking for your next home or perhaps a way to make some extra cash or run a business full time? Well, take a look at this multi level town house, located in the popular city of Ely, close to Ely train station and a short walk to the City centre!

This deceptively spacious home offers an entrance porch, an entrance hall, a ground floor double bedroom with en-suite wet room, a kitchen / diner and a large observatory overlooking the rear garden.

The first floor provides access to a lounge, a double bedroom and a bathroom plus access to the second floor.

The second floor offers two double bedrooms and a bathroom and completes the internal accommodation.

Outside, to the rear is an enclosed garden to enjoy the sunshine, whilst the front offers rare off road parking for 2 cars!

This property is also being run as an air b&b given the close proximity to the train station & city centre with the benefit of parking! To fully appreciate all that is on offer, an early viewing is essential!

4 3 1

## Guide Price £440,000





## 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 PORCH

With door to front aspect and door to the rear aspect leading to LEAN-TO which in turn leads into the rear garden.

## ENTRANCE HALL

With radiator, stairs to first floor.

## GROUND FLOOR BEDROOM

With window to front aspect, radiator.

## ENSUITE WET ROOM

With walk-in shower, low level WC, vanity wash hand basin, extractor fan.

## KITCHEN / DINING ROOM

With a range of base and wall units, cupboards and drawers with work surfaces over, single oven, 4-ring gas hob, stainless steel sink with mixer tap, doors to the rear leading into:

## CONSERVATORY

With doors to rear leading out to the patio.

## FIRST FLOOR

## SITTING ROOM

With large window to the front aspect, ornate fireplace, radiator.

## INNER HALL

With stairs to the second floor.

## BEDROOM

With window to rear aspect, radiator.

## SHOWER ROOM

With low level WC, wash hand basin, shower cubicle, window to the rear aspect, radiator.

## SECOND FLOOR LANDING

With access to loft, radiator.

## BEDROOM

With window to the front aspect, radiator, built-in cupboard.

## BEDROOM

With window to the rear aspect, radiator, built-in cupboard.

## BATHROOM

With low level WC, wash hand basin, panelled bath with shower over, window to the rear aspect.

## OUTSIDE

The rear garden is paved and gravelled for low maintenance with timber garden shed and access to the lean-to.

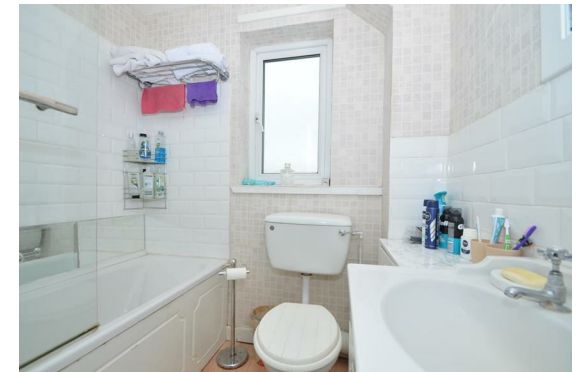
To the front there is block paved off road parking for 2 vehicles.

## 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £440,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambridgeshire 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.

