



Sheriffs Gardens, Ely, CB6 1QX

**CHEFFINS**

## Sheriffs Gardens

Ely,  
CB6 1QX

- 50% Shared Ownership
- Spacious Semi Detached
- Three Double Bedrooms
- Modern Kitchen/Diner
- Separate Lounge
- Driveway And Garden
- Freehold/Council Tax C/EPC B

Offered for sale on a 50% shared ownership basis this spacious semi detached house comprises entrance hall, cloakroom, lounge, kitchen/dining room, three double bedrooms and bathroom together with driveway and well maintained rear garden. Viewing recommended.

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**Guide Price £189,950**





## 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

With door to front aspect, stairs to first floor.

## CLOAKROOM

With low level WC, wash basin, understairs storage area.

## LOUNGE

With double glazed window to front, television point, radiator.

## KITCHEN/DINER

With double glazed window and French doors to garden, fitted with a range of modern wall and base units, drawers and matching worktops, built in electric oven, hob and extractor hood, washing machine, fridge/freezer, sink unit and drainer, cupboard housing gas central heating boiler, radiator.

## LANDING

With access to loft, storage cupboard.

## BEDROOM 1

With double glazed window to front aspect, radiator.

## BEDROOM 2

With double glazed window to rear aspect, radiator.

## BEDROOM 3

With double glazed window to front aspect, radiator.

## BATHROOM

With double glazed window to rear aspect panelled bath with shower above, low level WC, wash basin, heated towel rail.

## OUTSIDE

To the front of the property there is a driveway providing side by side parking. Gated pedestrian access leads to a rear garden which is not overlooked from the rear. The garden is mainly laid to lawn together with having a patio and storage shed.

## AGENTS NOTES

The property is leasehold.

The purchase price represents a 50% share with there being a monthly rental payment in respect of the remaining 50% of £440.42 per month which includes a service charge. We understand that it is possible to purchase extra shares and therefore increase the percentage owned.

Prospective purchasers will be required to meet the following criteria as set out by the Housing Association (Sanctuary Housing):

1. The buyer is in need of accommodation.
2. The buyer's income is sufficient to

purchase the property and is adequate to meet its future outgoings.

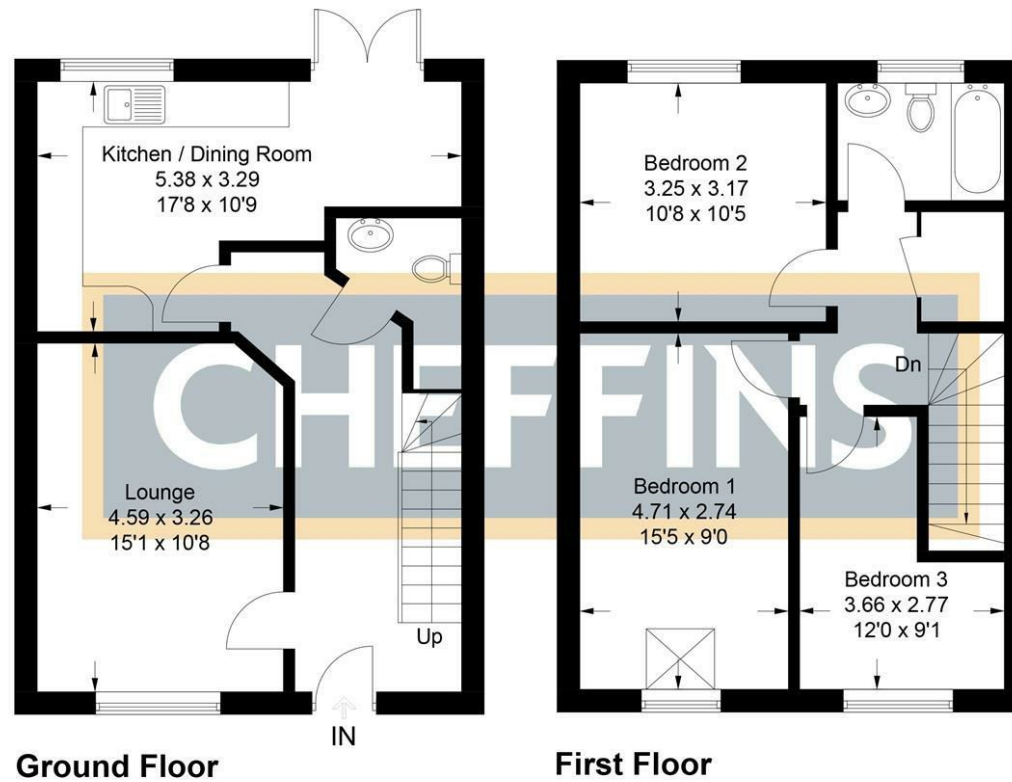
3. The buyer must not own another property. If they do, they must either sell the property prior to or simultaneously to the purchase of this property

4. This property is subject to a s106 Agreement in place whereby the buyer must have a local connection to Ely.





Approximate Gross Internal Area  
 Ground Floor = 45.4 sq m / 489 sq ft  
 First Floor = 44.8 sq m / 482 sq ft  
 Total = 90.2 sq m / 971 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	82
(81-91)	B		
(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 £189,950

Tenure - Leasehold

Council Tax Band - C

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1103367)

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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.