



Back Hill, Ely, CB7 4DA

**CHEFFINS**

# Back Hill

Ely,  
CB7 4DA

- Established Semi Detached
- Easy Reach of Mainline Railway Station & Local Amenities
- 2 Reception Rooms & Galley Style Kitchen
- 3 Bedrooms
- Enclosed Split Level Garden to Rear
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating E

ITS ALL ABOUT THE LOCATION! Situated within easy reach of Ely train station, Ely Cathedral and local amenities, this could be the perfect next home for you!

The property has an entrance hall, a lounge to the front, a dining room at the rear and leading through to a galley kitchen. There is also access to the garden as well. Upstairs there are 3 bedrooms and a family bathroom.

Outside there is an enclosed rear, split level garden that offers space to enjoy those summer months as well as a brick outbuilding that has power connected. The vendor has also informed us that there is a water supply that has been capped off here as well, which could open up possibilities for the use of this space (subject to the relevant permissions).

The property is offered for sale with NO FORWARD CHAIN and is available to view by appointment.

3 1 2



**Guide Price £325,000**



## 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, stairs to first floor landing, under stairs cupboards, radiator.

## **LOUNGE**

With single glazed sash window to front aspect, open fireplace, radiator, electric meter cupboard.

## **DINING ROOM**

With single glazed window to rear aspect, fireplace with decorative log burner, radiator.

## **KITCHEN**

With double glazed door and double glazed window to side, range of base and wall level cupboards and drawers with work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine, integrated single oven, 4-ring gas hob with extractor hood over, radiator, space for fridge/freezer.

## **FIRST FLOOR LANDING**

With window to side aspect, access to loft, radiator.

## **BATHROOM**

With 2 double glazed windows to the side aspect, low level WC, pedestal wash hand basin, panelled bath with shower over and screen, airing cupboard housing hot water tank and boiler, radiator.

## **BEDROOM 1**

With single glazed sash window to front aspect, radiator, fitted shelving.

## **BEDROOM 2**

With single glazed window to rear aspect, radiator.

## **BEDROOM 3**

With single glazed window to front aspect, radiator.

## **OUTSIDE**

The rear of the property is split level with paved patio at the rear, together with an outbuilding with power connected (water is available but is currently capped).

## **AGENTS NOTE**

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

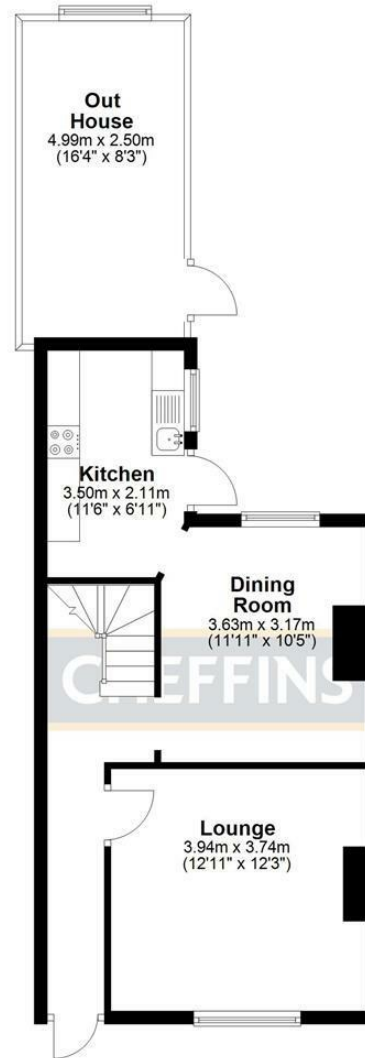
## **VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



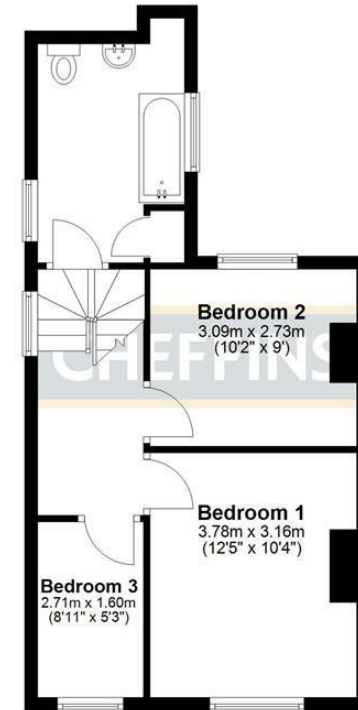
### Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



### First Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 82.7 sq. metres (889.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £325,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

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.