



Crauden Gardens, Ely, CB7 4PR

CHEFFINS

Crauden Gardens

Ely,
CB7 4PR

- Modern Detached Bungalow
- Cul De Sac Convenient for City Centre
- 2 Bedrooms (Master with Ensuite)
- Refitted Kitchen & Bathroom
- Spacious Lounge / Dining Room
- Conservatory
- Driveway, Garage & Garden
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

A well presented detached bungalow situated within a highly regarded cul de sac within easy reach of the city centre and offered for sale with no upward chain. Accommodation comprises entrance hall, modern kitchen, spacious 'L' shaped lounge/dining room, conservatory, 2 bedrooms (master with refitted ensuite) and refitted bathroom. Outside there is a driveway, garage and enclosed garden. Viewing recommended.

2 2 1

Guide Price £400,000





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, airing cupboard housing hot water cylinder, radiator,

KITCHEN

With double glazed window to front aspect, fitted with a range of modern wall and base level storage units, work surfaces and drawers, ceramic sink unit and drainer, built-in electric oven, gas hob and extractor hood, fridge/freezer and dishwasher, plumbing for washing machine, plinth heater.

LOUNGE / DINING ROOM

'L' shaped with double glazed window to rear aspect and patio doors to side, electric fire with stone surround, television point, 2 radiators, doors to:

CONSERVATORY

Of brick and upvc construction with door to garden and radiator.

BEDROOM 1

With double glazed window to rear aspect, radiator.

ENSUITE

Refitted modern suite comprising shower, built-in WC with wash basin and storage units, double glazed window to front aspect, heated towel rail.

BEDROOM 2

With double glazed window to rear aspect, radiator.

BATHROOM

With suite comprising built-in WC and wash basin with storage units, panelled bath with shower above, double glazed window to front aspect, heated towel rail.

OUTSIDE

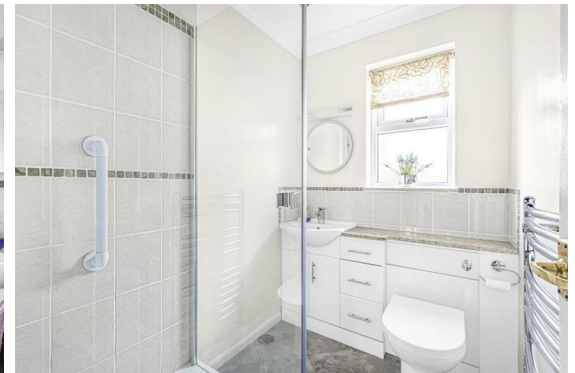
To the front of the property there is a driveway leading alongside to a single garage with up and over door and personnel door into the rear garden. The bungalow has a wrap-around garden with a secluded patio to the side, a lawn to the rear and established beds. There is also a gated pedestrian access leading out onto Bohemond Street.

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		
(82 plus) A		83
(71-81) B		
(59-80) C		
(51-58) D	62	
(39-50) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £400,000

Tenure – Freehold

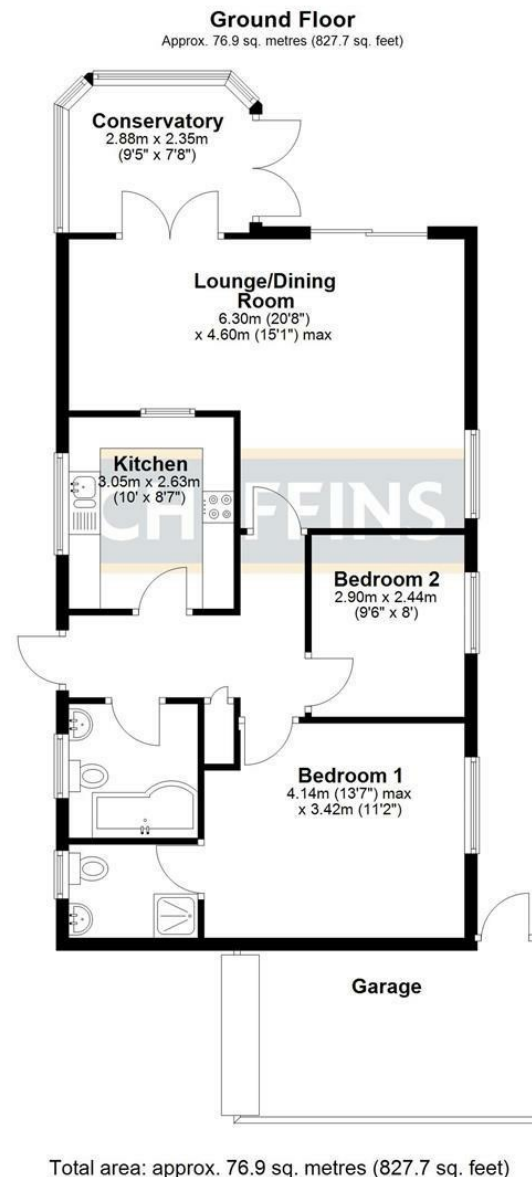
Council Tax Band – D

Local Authority – East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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.



Total area: approx. 76.9 sq. metres (827.7 sq. feet)

