



Carey Close, Ely, CB7 4QX

**CHEFFINS**



# Carey Close

Ely,  
CB7 4QX

- Spacious Coach House
- Lounge/Dining Room & Modern Fitted Kitchen
- 2 Double Bedrooms
- Car Port & Parking Space
- Popular Development
- No Upward Chain
- Leasehold / Council Tax Band B / EPC Rating C

Offering to the market this spacious 2 bedroom coach house, located in a popular estate in the sought after City of Ely!

This deceptive home offers generous accommodation to the 1st floor and includes a lounge/dining room leading through to a modern fitted kitchen. There are two double bedrooms and a family bathroom completing the accommodation.

The property has plenty of storage space and includes a car port with lockable storage cupboard that also has power, light and an outside tap. The property is offered for sale with NO FORWARD CHAIN and is available to view by appointment.



**Guide Price £222,500**





## 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.

**HALLWAY**

With door to front, stairs to first floor, radiator.

**OPEN PLAN LIVING ACCOMMODATION****KITCHEN AREA**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, window to side aspect, 4-ring electric hob with extractor hood over, integral dishwasher, plumbing for washing machine, integral single oven, space for fridge/freezer, sink with mixer tap, wall mounted boiler, radiator,

**LOUNGE / DINING AREA**

With 2 windows to front aspect, radiator.

**FIRST FLOOR LANDING**

With 2 generous storage cupboards, radiator, window to rear aspect, access to loft (with ladder and light connected - not boarded).

**BEDROOM 2**

With 2 windows to front aspect, radiator, built-in storage cupboard.

**BEDROOM 1**

With window to front aspect, radiator.

**BATHROOM**

Fitted with 3-piece suite comprising low level WC, wash hand basin, panelled bath with shower over, window to rear aspect, radiator.

**OUTSIDE**

The property has a car port with parking space to the front. The car port has power connected and a water tap located within a lockable storage cupboard with light connected.

**AGENTS NOTES**

We are advised that there is a covenant within the lease documents that the property can not be rented out without the permission of the Developers.

We understand the original 125 year lease commenced on the 1st March 2013. There is a ground rent payable of £300.00 per annum, a service charge payable of £459.24 per annum and a one-off Management fee payment of £130.00.

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

**VIEWING ARRANGEMENTS**

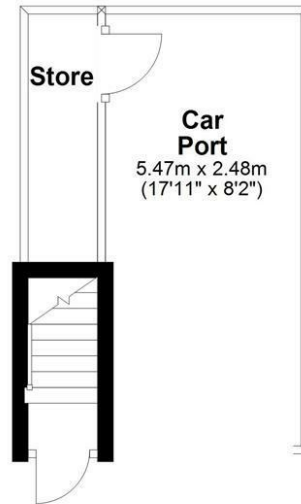
Strictly by appointment with the Agents.





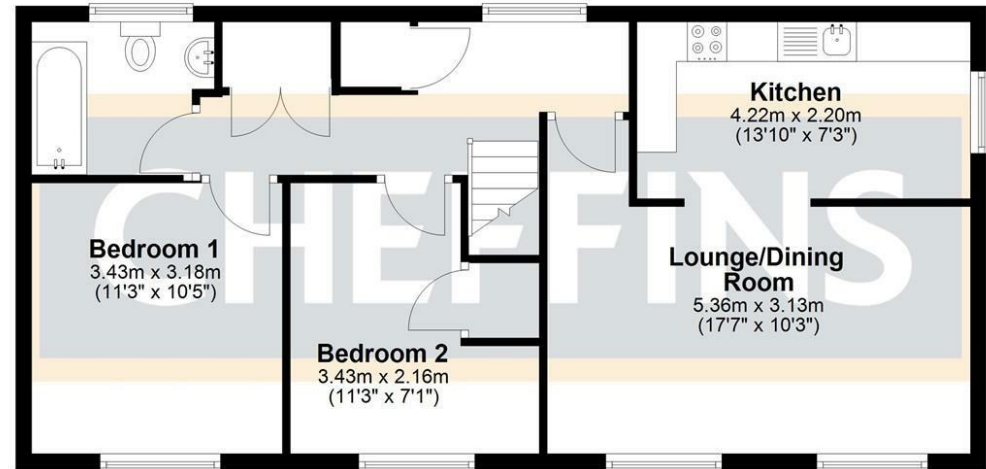
### Ground Floor

Approx. 1.9 sq. metres (20.1 sq. feet)



### First Floor

Approx. 64.8 sq. metres (697.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) <b>A</b>		
(51-61) <b>B</b>		
(39-50) <b>C</b>		
(31-38) <b>D</b>		
(21-27) <b>E</b>		
(15-20) <b>F</b>		
(9-14) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Guide Price £222,500

Tenure - Leasehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 66.7 sq. metres (718.0 sq. feet)

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.