



John Amner Close, Ely, CB6 1DT

**CHEFFINS**



## John Amner Close

Ely,  
CB6 1DT



**Guide Price £445,000**

- Family Home
- 3 Double Bedrooms (1 Ensuite)
- 2 Reception Rooms & Conservatory
- Enclosed Garden to Rear
- Driveway & Workshop
- Drive-Through Garage
- No Upward Chain
- FREEHOLD / COUNCIL TAX D / EPC D

Offering to the market this well presented detached family home situated in the popular City of Ely. Accommodation comprises of entrance hall, cloakroom, lounge, dining room, kitchen, conservatory, 3 double bedrooms with the master benefitting from an ensuite shower room, plus a family shower room.

Outside there is an enclosed rear garden which is mainly laid to lawn. There is a small garden to front and a driveway leading up to a drive-through garage/workshop.

The property is offered for sale with no upward chain.





## 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 side, stairs leading to the first floor, under stairs storage cupboard, radiator.

## CLOAKROOM

Fitted with 2-piece suite comprising low level WC and vanity wash hand basin, plumbing for washing machine, radiator.

## LOUNGE

With bay window to front, window to side, 2 radiators.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for fridge/freezer, space for single oven, 1 1/2 bowl sink with mixer tap, window to rear, wall mounted boiler, plumbing for dishwasher, door to side leading to the garage, radiator.

## DINING ROOM

With patio doors to rear leading into the conservatory, radiator.

## CONSERVATORY

With door to side leading into the garden.

## FIRST FLOOR LANDING

With airing cupboard housing hot water tank, access to part boarded loft.

## BEDROOM 1

With window to front, radiator, fitted wardrobes.

## ENSUITE

Fitted with a 3-piece comprising low level WC, vanity wash hand basin and shower cubicle, shaving socket, window to side, radiator.

## BEDROOM 2

With built-in wardrobe, window to rear, radiator.

## BEDROOM 3

With built-in wardrobe, window to rear, radiator.

## SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, vanity

wash hand basin and double shower cubicle, window to side, shaver socket, radiator.

## OUTSIDE

To the front there is a meter cupboard and a driveway providing off road parking for 2/3 cars and leading up to the garage/workshop. The garage has up and over doors to both front and rear making it a drive-through garage. The garage also has power and light connected. The rear garden is East facing, is fully enclosed and mainly laid to lawn with a paved patio, flowers, shrubs and trees to borders.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





















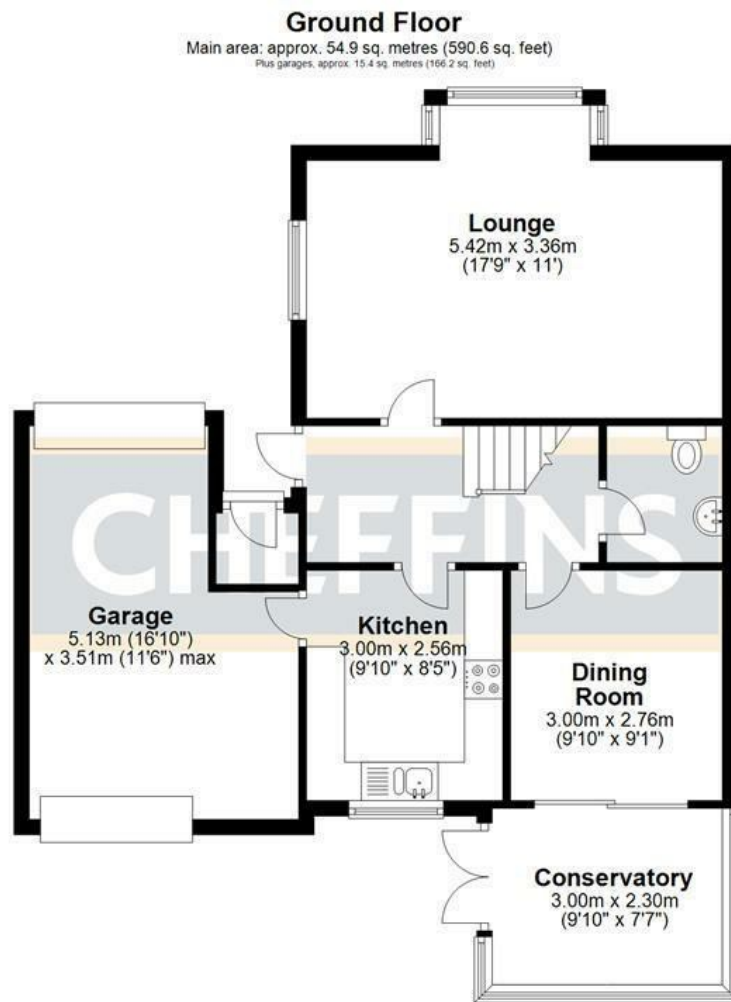






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>62</b>	<b>85</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Guide Price £445,000  
 Council Tax Band - D  
 Local Authority - East Cambs District Council



Main area: Approx. 100.0 sq. metres (1076.8 sq. feet)  
 Plus garages, approx. 15.4 sq. metres (166.2 sq. feet)

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

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.

