



Bohemond Street, Ely, CB7 4PP

**CHEFFINS**

## Bohemond Street

Ely,  
CB7 4PP

- Refurbished End Terrace
- Close to City Centre
- 3 Bedrooms
- 2 Reception Rooms
- Newly Fitted Kitchen
- Attractive Garden
- No Upward Chain
- Freehold / Council Tax B / EPC TBC

A refurbished end of terrace property situated within a quiet location close to the City centre. The property is offered for sale with no upward chain and comprises entrance hall, sitting room, separate dining room, newly fitted kitchen, 3 bedrooms and shower room, together with an enclosed rear garden.

3 1 2

**Guide Price £340,000**







## 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, stairs to first floor with understairs storage cupboards and radiator.

## SITTING ROOM

With double glazed window to front aspect, picture rail and radiator.

## DINING ROOM

With large double glazed window overlooking the garden, electric fire with stone surround and hearth, radiator.

## KITCHEN

Newly fitted with a range of white, high gloss storage units with matching work surfaces, electric oven, hob and extractor hood, space for fridge, plumbing for washing machine, sink unit and drainer, fold down breakfast bar, double glazed window to rear aspect and door to rear garden.

## FIRST FLOOR LANDING

With double glazed window to side aspect.

## BEDROOM 1

With double glazed window to rear, picture rail and radiator.

## BEDROOM 2

Double glazed to front, picture rail and radiator.

## BEDROOM 3

Double glazed window to rear and radiator.

## BATHROOM

Double glazed window to front aspect, shower cubicle, low level WC, pedestal hand wash basin, cupboard housing the gas fired combination boiler, heated towel rail.

## OUTSIDE

Gated pedestrian access leads along side the property to an

attractive rear garden which is not overlooked from properties behind. The garden has an area of paved patio, lawn, flower beds and a garden shed.

## 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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £340,000

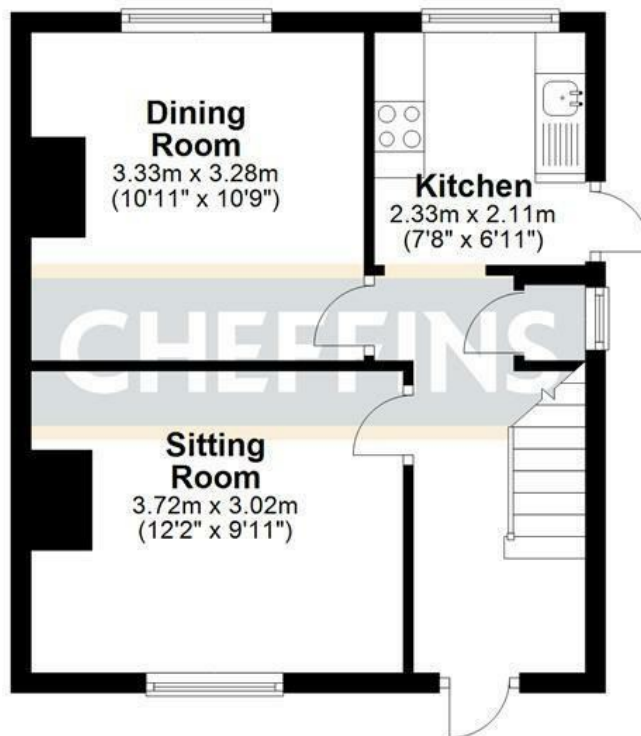
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

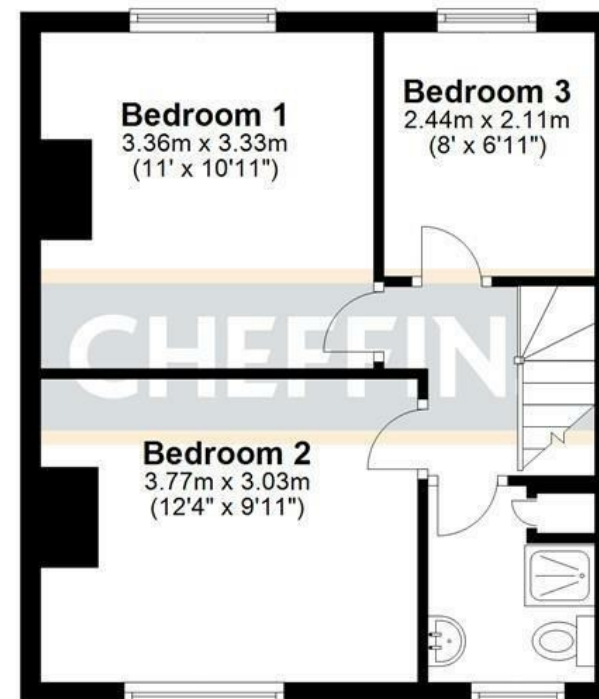
## Ground Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



Total area: approx. 71.4 sq. metres (768.4 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.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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](http://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.