



Morton Close, Ely, CB7 4FE

CHEFFINS

Morton Close

Ely,
CB7 4FE

- End of Terrace Home
- Well Presented
- Kitchen & Lounge/Dining Room Opening to Rear Garden
- 2 Bedrooms & Bathroom
- Garage & Driveway Parking to Front
- Popular Residential Location
- Freehold / Council Tax Band B / EPC Rating TBC

Cheffins are delighted to offer to the market this well presented, end of terraced home, located within a popular residential development on the outskirts of the popular City of Ely!

The property offers an entrance hall, kitchen to the front, a living room/dining room at the rear with French doors opening to the rear garden, together with 2 bedrooms and a 3-piece bathroom on the first floor.

Outside the property is a small front garden, an attached single garage with driveway providing off road parking space to front and an established enclosed garden to rear.

2 1 1

Guide Price £270,000





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 side aspect, built-in storage/cloaks cupboard.

KITCHEN

With window to front aspect, fitted with a range of base and eye level storage units with complimentary stone worksurfaces incorporating drainer, inset sink unit with mixer tap and splashback, part wall tiling, single oven and 4-ring gas hob with extractor hood above, integrated washing machine and fridge/freezer.

LIVING / DINING ROOM

With stairs to first floor with understairs storage area, French doors leading out to the rear garden, radiator.

FIRST FLOOR LANDING

BEDROOM 1

With window to rear aspect, built-in double and single wardrobes, radiator.

BEDROOM 2

With window to side aspect, radiator.

BATHROOM

With window to front aspect, 3-piece suite comprising low level WC, pedestal hand basin, panelled bath, part tiled walls, extractor fan, built-in storage cupboard.

OUTSIDE

To the front of the property there is a small open plan garden area with established plants and slate borders. A driveway to the side provides off road parking and leads to a single attached garage with metal up and over door and

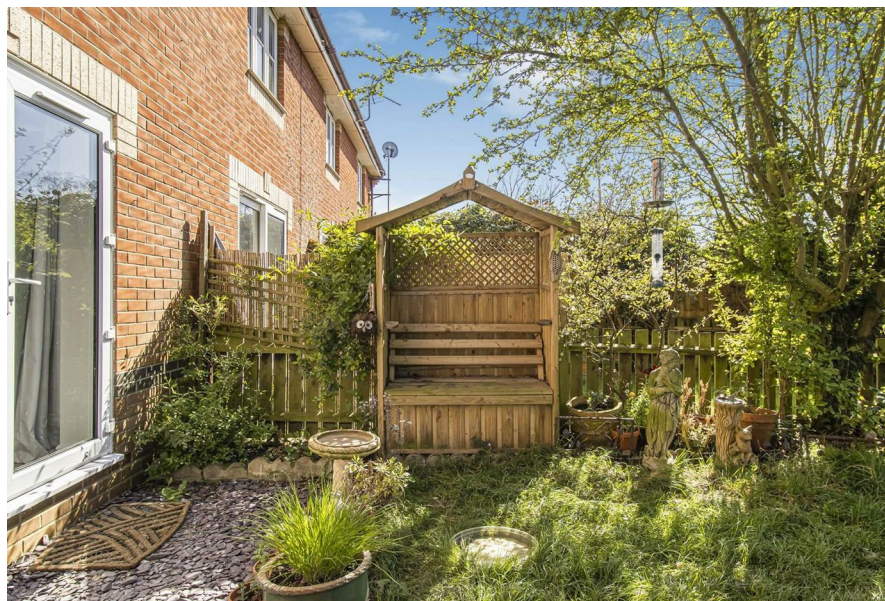
personnel door into the rear garden.

The rear garden is enclosed by walling and fencing with a slate area suitable for patio table and chairs immediately to the rear of the property, together with an area laid to lawn, beds containing a range of shrubs, plants and trees, timber garden shed, greenhouse and timber arbour.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





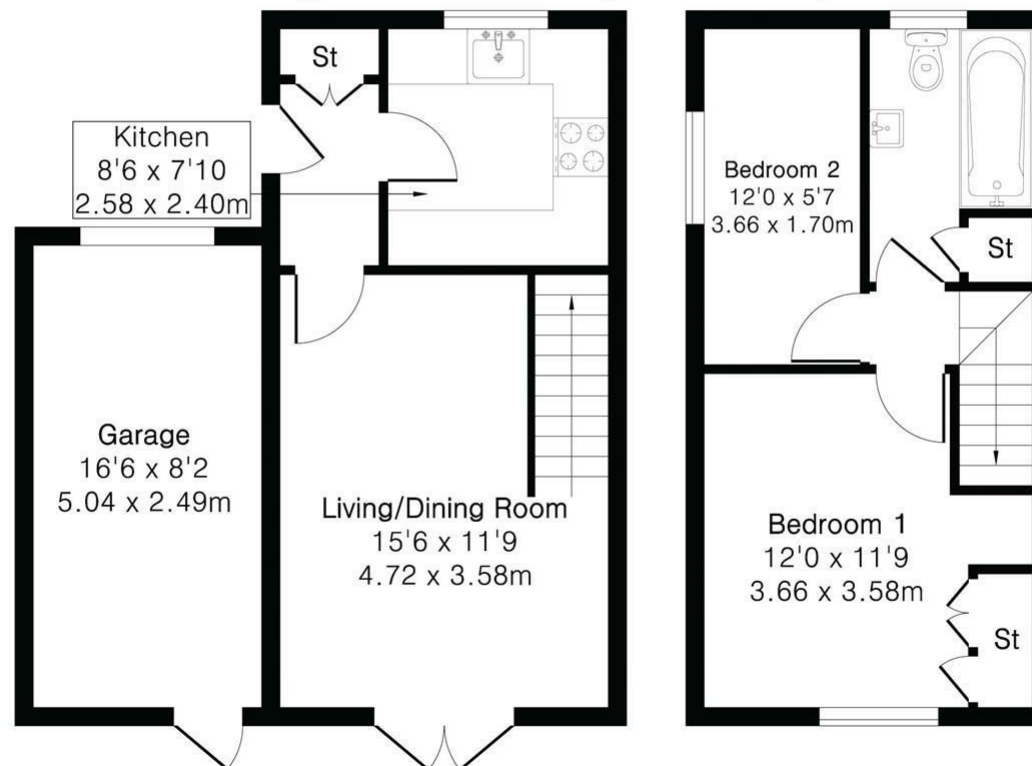


Approximate Gross Internal Area 716 sq ft - 66 sq m

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 285 sq ft – 26 sq m

Garage Area 285 sq ft – 26 sq m



Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £270,000

Tenure – Freehold

Council Tax Band – B

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.

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.

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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.