



Newnham Street, Ely, CB7 4PQ

**CHEFFINS**



## Newnham Street

Ely,  
CB7 4PQ

- Well Presented Terraced Home
- Original Character Features
- Central Location
- 2 Bedrooms
- Refitted Shower Room
- Kitchen / Breakfast Room & Lounge
- Private Rear Garden
- Gas Central Heating
- Freehold / Council Tax Band B / EPC Rating C

A modernised and well presented terraced home situated in the city centre and comprising lounge, kitchen/breakfast room, 2 bedrooms and refitted shower room, together with enclosed rear garden offering an excellent degree of privacy.

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**Asking Price £280,000**





## 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 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.

## LOUNGE

With double glazed window and door to front aspect, low level storage cupboard, telephone point, television point, fireplace, radiator.

Note: The front wall has recently been replastered using traditional lime plaster.

## KITCHEN

Fitted with a range of modern eye and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, built-in electric oven, hob and extractor hood, plumbing for washing machine, double glazed window and door to rear garden, stairs to first floor and under stairs storage cupboards, contemporary vertical radiator.

## FIRST FLOOR LANDING

With access to loft which has a pull-down ladder, light, is part boarded, fully insulated, and houses the recently installed modern gas fired central heating boiler.

## BEDROOM 1

With double glazed window to rear aspect, exposed timber floorboards, spacious built-in wardrobe/storage cupboard, radiator.

## BEDROOM 2

With double glazed window to front aspect, cast iron fireplace with timber surround, exposed timber floorboards, radiator.

## SHOWER ROOM

Recently refitted to include mains shower, wall mounted vanity unit, low level WC and heated towel rail.

## OUTSIDE

The kitchen leads onto a spacious rear garden offering a good degree of privacy with additional pedestrian access to the side of number 65. There is an area of covered patio with the remaining garden being a combination of shingle and a flower bed.

## VIEWING ARRANGEMENTS

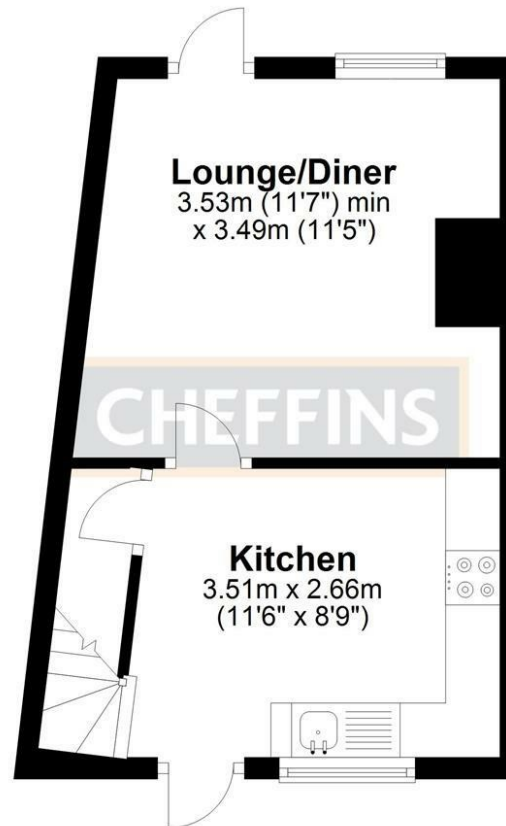
Strictly by appointment with the Agents.





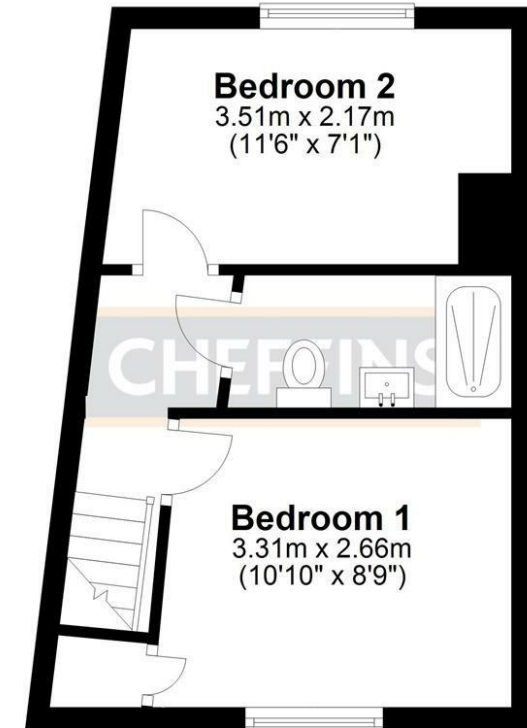
## Ground Floor

Approx. 24.3 sq. metres (261.7 sq. feet)



## First Floor

Approx. 24.2 sq. metres (261.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</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	

Asking Price £280,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 48.6 sq. metres (522.7 sq. feet)

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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.