



Hills Lane, Ely, CB6 1AY

**CHEFFINS**



# Hills Lane

Ely,  
CB6 1AY

- End Terraced Period Home
- 3 Bedrooms
- 2 Reception Rooms
- Refitted Kitchen & Shower Room
- 130ft Rear Garden
- Well Presented Throughout
- Walking Distance of City Centre
- FREEHOLD / COUNCIL TAX B / EPC D

A superbly presented and updated end of terraced home with 130 ft rear garden, situated within walking distance of the city centre.

Accommodation comprises entrance vestibule, lounge, separate dining room, superb refitted kitchen, 3 bedrooms, refitted shower room and loft room. Outside there is an enclosed rear garden with Cathedral views.

Viewing is highly recommended.

3 1 2

£400,000





## 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 VESTIBULE

With door to front aspect, quarry tiled flooring, door leading through to:

## LOUNGE

With double glazed bay window to the front aspect, 4 individual cast iron radiators, multi-fuel burner, alcove shelving, door leading to:

## INNER HALLWAY

With stairs to first floor.

## DINING ROOM

With understairs storage cupboard with shelving, vertical radiator and traditional Victorian style radiator, opening to:

## KITCHEN

With double glazed window and French doors with built in blinds to rear aspect, refitted with a superb range of dark blue wall and base level storage units and drawers with quartz work surfaces and undermounted sink, integrated fridge, freezer and dishwasher, electric oven and combination microwave oven, induction hob with extractor hood, part glazed roof.

## FIRST FLOOR LANDING

With access to loft having drop-down ladder.

## BEDROOM 1

With 2 double glazed windows to the front aspect, 2 cast iron radiators, exposed wooden floorboards and fitted wardrobe.

## BEDROOM 2

With double glazed window to rear aspect, 2 cast iron radiators.

## BEDROOM 3

With double glazed window to side aspect, radiator.

## SHOWER ROOM

Fully tiled and refitted with suite comprising walk in shower, wall mounted wash basin and tap, low level WC, double glazed window to rear aspect, heated towel rail.

## LOFT ROOM

Boarded and carpeted with velux window to rear aspect, eaves storage cupboards to front and rear, wall mounted gas fired boiler.

## OUTSIDE

To the rear of the property there is a garden measuring approximately 130ft in length having the benefit of Cathedral views. The garden is mainly laid to lawn, together with a patio and storage shed.

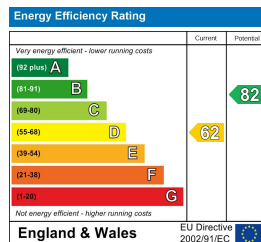
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









£400,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

**Ground Floor**  
Approx. 45.4 sq. metres (488.9 sq. feet)



**First Floor**  
Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 85.5 sq. metres (919.9 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

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.

