



Morton Close, Ely, CB7 4FD

CHEFFINS

Morton Close

Ely,
CB7 4FD

- No forward chain
- Hive heating set up
- 2 Bedrooms
- Lounge / Diner
- Off road parking
- Located on the outskirts of Ely
- Ideal for first time buyers
- Freehold / Council Tax B / EPC TBC

Cheffins are delighted to offer to the market this immaculate, mid terraced home, located on the outskirts of the popular City of Ely!

This beautiful home offers an entrance hall, kitchen to the front, a lounge diner at the rear that overlooks the rear garden, 2 bedrooms and a 3 piece bathroom.

Outside the property is a small front garden, an allocated parking space plus an enclosed, mainly laid to lawn garden.

The property is offered for sale with NO FORWARD CHAIN and is available to view by appointment.

2 1 1

Guide Price £250,000





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

Has a door to the front, a radiator and doors through to the Lounge Diner and Kitchen.

LOUNGE / DINER

Patio doors to the rear overlooking the garden, stairs to the first floor and a radiator.

KITCHEN

Fitted with a range of base wall units, cupboards and drawers with work surfaces over. Sink with mixer tap over, integral single oven, four ring electric hob with extractor hood over, plumbing for a washing machine, tiled splash backs, space for under counter fridge and a window to the front.

FIRST FLOOR LANDING

Doors to Bedrooms and Bathroom.

MASTER BEDROOM

Window to the rear and a radiator.

BEDROOM 2

Window to the front, radiator and loft access.

BATHROOM

Fitted with a three piece suite, comprising of low level WC, a pedestal wash hand basin and a panelled bath with shower over, radiator, window to the front and an extractor fan.

OUTSIDE

There is a small front garden with path leading up to the

front door. Off road allocated parking space across the road opposite the property. The rear garden is mainly laid to lawn, has mature shrubs and plants to borders and has a paved patio enclosed with timber fencing.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £250,000

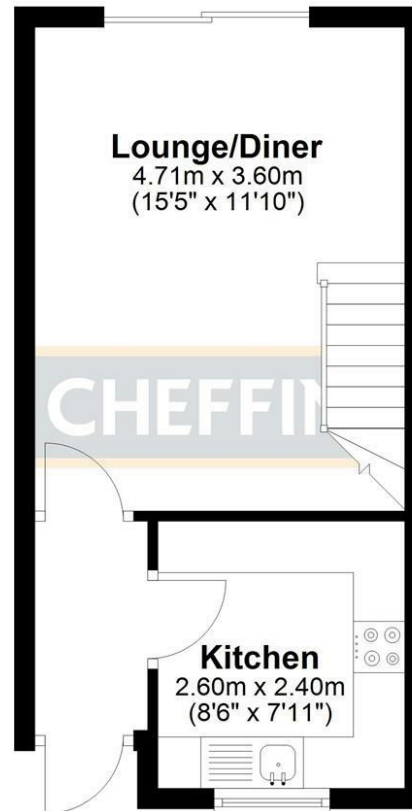
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire District Council

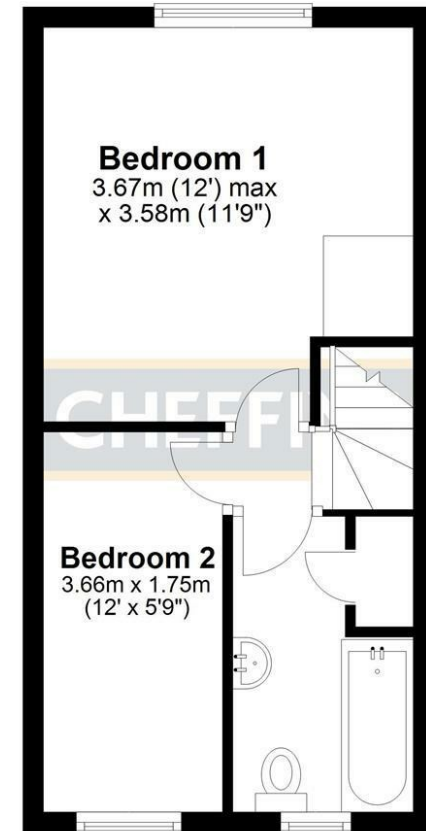
Ground Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.4 sq. feet)



Total area: approx. 52.9 sq. metres (569.5 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.

