



The Glaives, Ely, CB6 3FY

CHEFFINS

The Glaives

Ely,
CB6 3FY

- Mid Terrace Home
- 2 Bedrooms
- Off Road Parking
- Low Maintenance Rear Garden
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating C

Cheffins are pleased to offer to the market this modern terraced home located in the popular City of Ely.

Accommodation comprises entrance hall, cloakroom, kitchen, lounge/dining room, 2 good size bedrooms and a bathroom.

Outside the property there is an off road parking space to the front whilst the rear offers a low maintenance paved and gravelled rear garden with gated access.

This property is offered for sale with the further benefit of no upward chain.

2 1 1

Guide Price £279,995





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 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, radiator.

CLOAKROOM

With 2 -piece suite comprising low level WC and floating wash hand basin, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink unit with mixer tap, integral oven, 4-ring gas hob with extractor hood, wall mounted boiler, plumbing for washing machine, radiator, sash window to front.

LIVING ROOM/DINING ROOM

With double glazed French doors leading through to the rear garden, window to rear, stairs to first floor and under stairs storage cupboard, radiator.

FIRST FLOOR LANDING

With radiator.

BEDROOM 1

With fitted double wardrobe, window to front, radiator.

BEDROOM 2

With window to front, access to loft, radiator.

BATHROOM

Fitted with 3-piece comprising low level WC, floating wash hand basin and panelled bath with shower over and shower screen, extractor fan, radiator, spotlights.

OUTSIDE

To the front of the property there is an allocated parking space and pathway leading to the front door. The rear offers a paved and gravelled low maintenance garden with gated access.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

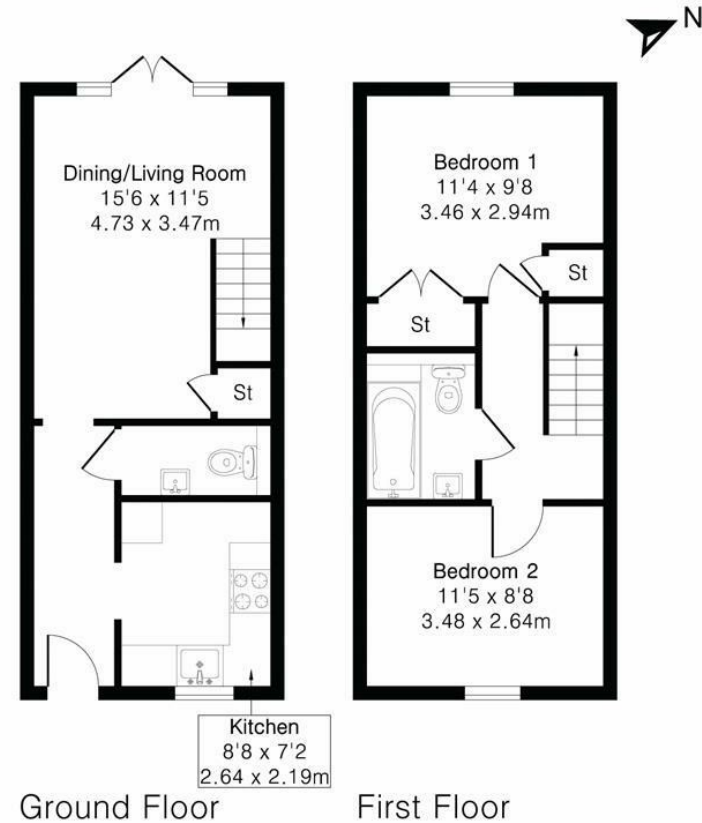




Approximate Gross Internal Area 646 sq ft - 60 sq m

Ground Floor Area 323 sq ft – 30 sq m

First Floor Area 323 sq ft – 30 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(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 £279,995

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire District

Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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.



CHEFFINS