



Silver Street, Ely, CB7 4JF

**CHEFFINS**



## Silver Street

Ely,  
CB7 4JF

- Mid Terrace Cottage
- Close to the Centre of Ely
- 1 Double Bedroom
- Small Low Maintenance Garden
- Renovation Required
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating E

We are offering to the market this one bedroom terraced cottage located close to the City centre of Ely.

Accommodation comprises lounge, kitchen, double bedroom and bathroom. Whilst outside offers an enclosed low maintenance garden with covered patio.

This property is offered for sale with no forward chain and is available to view by appointment only.

This property does require updating and would be suitable for someone looking for a project.



**Guide Price £235,000**







## 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.

**LOUNGE**

Window and door to front. Leading through to:

**KITCHEN**

Fitted with a range of base and wall units, cupboards and drawers and work surfaces over, Rangemaster double oven, stainless steel sink with mixer tap, recently refitted boiler, window to the rear and door to rear leading out to a covered patio area.

**FIRST FLOOR LANDING****BEDROOM 1**

Window to the front and loft access.

**BATHROOM**

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Window to the rear and radiator.

**OUTSIDE**

To the rear there is a covered patio with low maintenance garden, artificial grass lawn, raised flower beds, storage shed and a brick outside toilet.

**VIEWING ARRANGEMENTS**

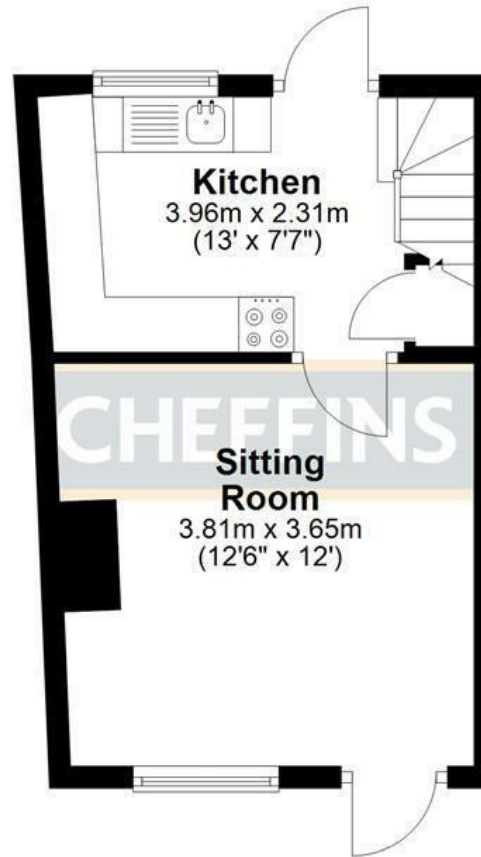
Strictly by appointment with the Agents.





## Ground Floor

Approx. 23.0 sq. metres (247.3 sq. feet)



## First Floor

Approx. 22.9 sq. metres (246.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>61</b>	<b>87</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £235,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 45.9 sq. metres (493.8 sq. feet)

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.

