



Lisle Lane, Ely, CB7 4AS

**CHEFFINS**



# Lisle Lane

Ely,  
CB7 4AS

- Charming End Of Terraced House In A Sought After Central Ely Location
- Approximately 93m (1005ft) Internal Floor Area
- 4 Bedrooms (1 Ensuite) and Family Shower Room
- Stunning Loft Conversion
- Garage, 1 Parking Space and On-Street Parking
- Oak Effect Laminate Flooring To Ground And First Floor
- Decorated In Neutral Tones
- Stunning Rear Gardens
- FREEHOLD / COUNTIL TAX B / EPC D

A well-proportioned, freehold 4 Bed mid-terraced house on Lisle Lane, offering approximately 1005 sq ft of accommodation. The property has gas central heating, double glazing and an EPC rating of D. It is an ideal purchase for first-time buyers, buy-to-let investors or downsizers wanting convenient access to Ely town centre and local amenities.

4 2 2

**Guide Price £435,000**





## 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**

Cloak/Storage.

**KITCHEN**

Fitted units, worktops, plumbing for appliances, electric oven, hob and extractor, space for fridge freezer, dishwasher and washing machine, tiled splashbacks, door to rear garden.

**LIVING / DINING ROOM**

Good natural light, radiator, patio doors to rear garden

**BEDROOM 1**

Exceptional loft Bedroom with built-in storage. Door to..

**ENSUITE**

With three piece suite comprising of low level WC, sink and panelled bath, heated towel rail and Velux window.

**BEDROOM 2**

Double Bedroom.

**BEDROOM 3**

Double Bedroom.

**BEDROOM 4**

Single Bedroom / Study.

**BATHROOM / SHOWER ROOM**

With three piece suite comprising of low level WC, pedestal wash hand basin, shower and heated towel rail.

**OUTSIDE**

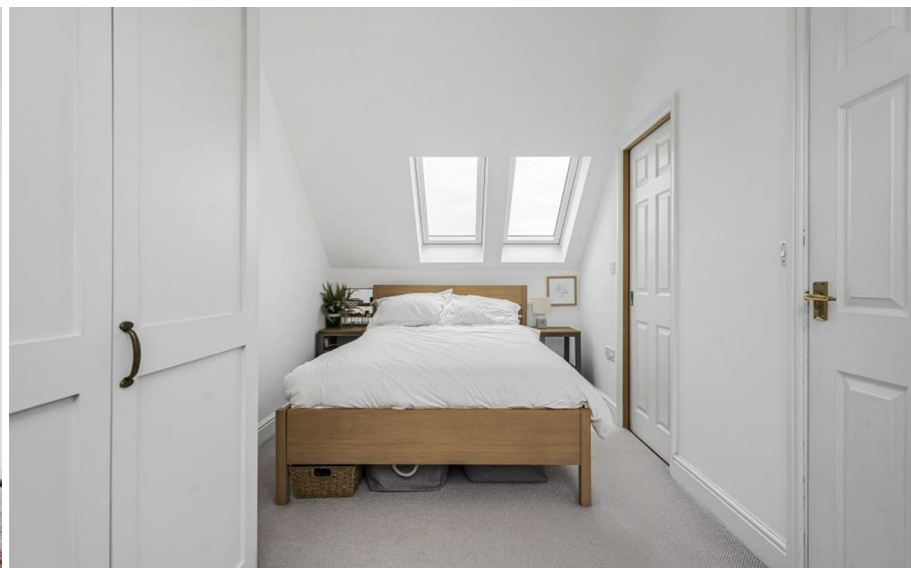
Fully enclosed/fenced mainly laid to lawn rear Garden with patio area and path extending to the side. Stepping stones to seating/entertaining area to the rear of the Garden. Mix of shrubs and bushes (potential for gated access to the rear).

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.

















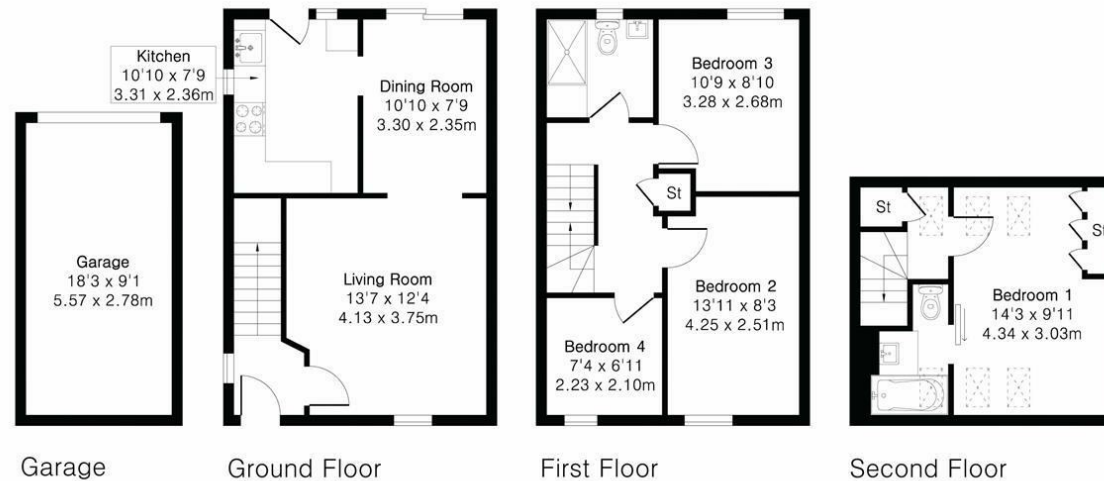
## Approximate Gross Internal Area 1005 sq ft - 93 sq m (Excluding Garage)

Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 390 sq ft – 36 sq m

Second Floor Area 225 sq ft – 21 sq m

Garage Area 167 sq ft – 15 sq m



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

Guide Price £435,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs 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.



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>.

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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.

