



Buckthorn, Ely, CB7 4TN

CHEFFINS

Buckthorn

Ely,
CB7 4TN

- End of Terrace Home
- 2 Bedrooms
- Enclosed Rear Garden
- Garage & Parking
- In Need of Modernisation
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating E

A 2 bedroom end of terrace home benefitting from an enclosed rear garden, a driveway and single garage.

The property does require modernisation and improvement but is offered for sale with the benefit of no upward chain.



Guide Price £230,000





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.

LIVING ROOM

With front entrance door, stairs rising to the first floor, double glazed full-length window to side, double glazed window to front, fireplace, wall mounted fuse board, wall mounted heater. Door through to:

KITCHEN

With wall and base level storage units, integrated 1 1/4 stainless steel sink unit with mixer tap, space for fridge/freezer, oven and washing machine, double glazed window to rear, door leading through to the garden, vinyl flooring.

FIRST FLOOR LANDING

With loft hatch.

BEDROOM 1

With 2 double glazed windows to rear, built-in wardrobes, electric heater.

BEDROOM 2

With 2 double glazed windows to front, electric heater.

BATHROOM

With side panelled bath, wash hand basin with tiled splashback and under storage, airing cupboard, low level WC, opaque double glazed window to side.

OUTSIDE

To the front of the property there is a lawned section

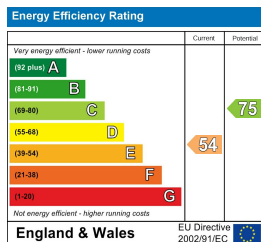
with pathway leading to the front door, together with an outside storage cupboard. Side gated access leads into the rear garden. There is also a driveway providing off road parking and leading to a single garage with up and over door to front and personnel door into the rear garden.

The rear garden is fully enclosed by wooden fence panels with timber framed shed and established shrubs/trees/bushes.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





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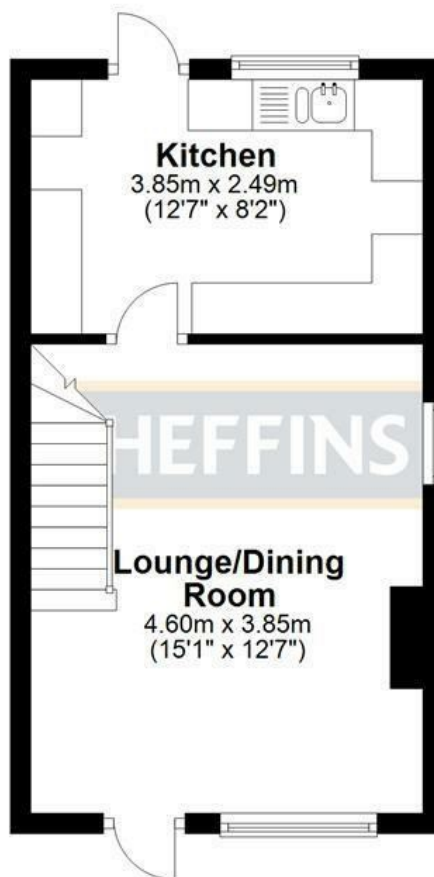
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire District Council

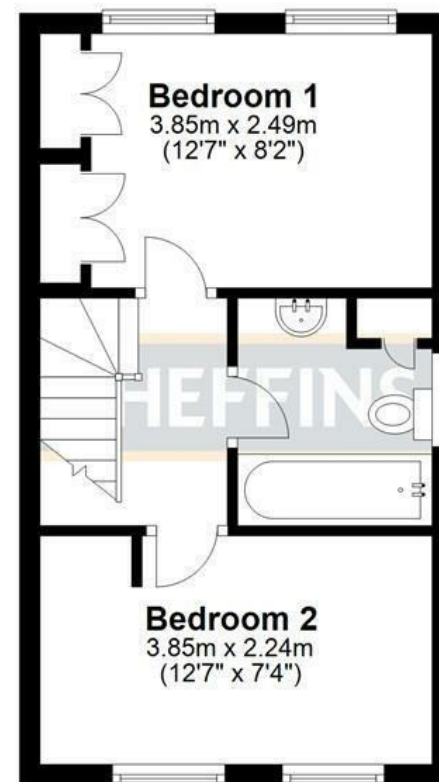
Ground Floor

Approx. 27.7 sq. metres (297.8 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



Total area: approx. 55.2 sq. metres (594.3 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>.

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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.



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