



12 Orford Close
Ely, CB7 4LX

Guide price £275,000



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- Semi-detached
- Two double ensuite bedrooms
- Allocated parking
- Excellent residential location

A well-proportion 2 bedroom, 2 bathroom property with large front and rear gardens, located in a quiet residential position while being within close proximity of the range of amenities within the city of Ely.

Set on an unusually large plot and at the end of a no-through road, 12 Orford Close offers over 700 sqft of accommodation. There is a large front garden area which sets the property back from it's allocated parking space. The entrance hallway has a cloakroom as well as a useful cupboard for coats and shoes. The kitchen, which looks out over the front of the property, is well equipped with a range of kitchen cabinets. 1.5 stainless steel sink, electric hob, double oven, space for appliances and tiled floors.

At the end of the hall is the spacious living and dining area, which benefits from a dual aspect. There is plenty of space for a dining table and chairs as well as sofa's, and the understairs space can be





utilitised for additional storage. There are double doors to the rear opening up on to the large rear garden.

Upstairs there are two double bedrooms. The bedroom to the front of the property has in-built wardrobes and an ensuite bathroom. The rear bedroom has a ensuite shower room, storage above the stairs and looks out over the garden.

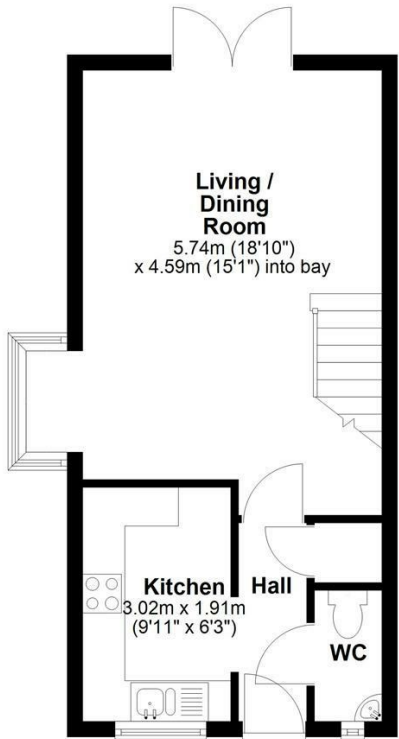
Ely train station, with its excellent links to Cambridge and London, is only a 15 minute cycle away. Ely itself has plenty to offer including independent shops and restaurants, large supermarkets, schools and recreation facilities.

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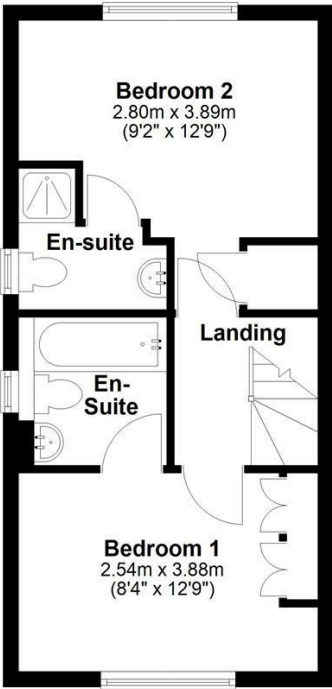
Ground Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



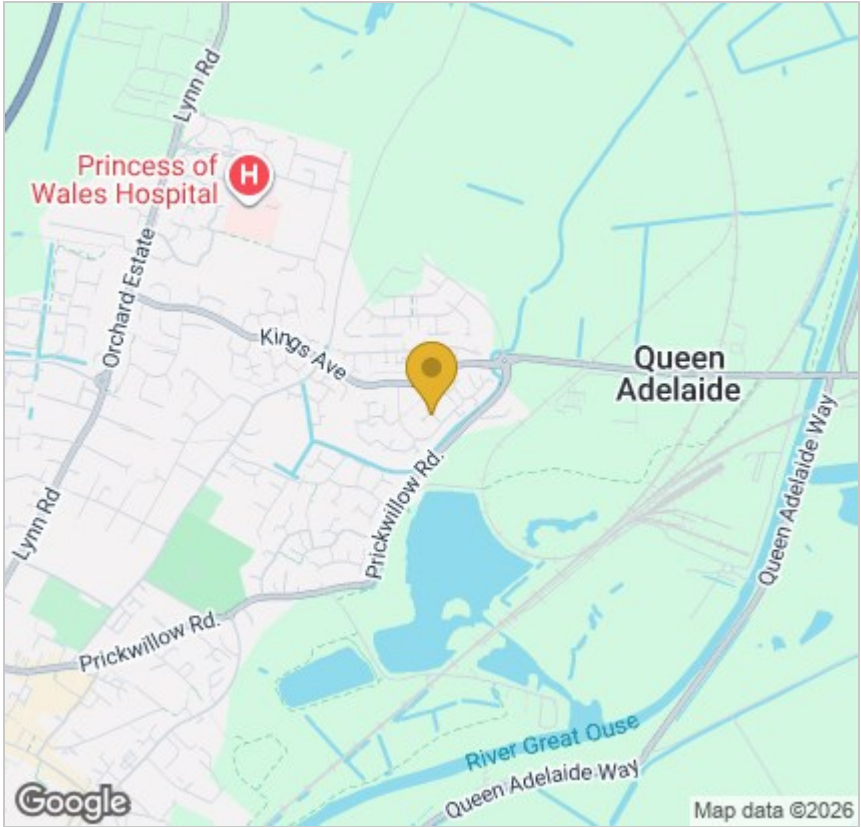
First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)

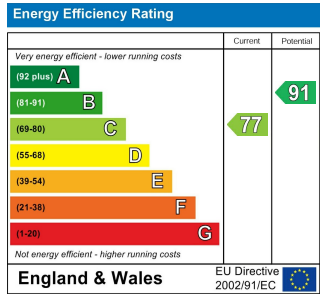


Total area: approx. 65.8 sq. metres (708.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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