



Ship Lane, Ely, CB7 4BB

CHEFFINS

Ship Lane

Ely,

CB7 4BB

- No Forward Chain
- Centrally Located
- Close To Train Station And Local Amenities
- Three Storey Town House
- Lounge / Diner
- Kitchen
- Ensuite To Bedroom 1
- Low Maintenance Rear Garden
- 1 Parking Space In Private Gated Car Park
- Freehold / Council Tax C / EPC C

Cheffins are delighted to offer to the market this well presented three storey townhouse located in central Ely within short walking distance to the train station and local amenities including the river.

The property offers accommodation over three floors and includes a lounge / diner, fitted kitchen with integral appliances, ground floor cloak room, three good sized bedrooms spread over two floors with the principle bedroom benefiting from an en-suite shower room plus a family bathroom and study.

Outside the property is a low maintenance rear garden with gated access and off road parking for one vehicle.

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

3 2 1

Guide Price £425,000





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 / DINER

With door to front, radiator, stairs leading to the first floor, door and window to rear.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with granite work surfaces over, integral washing machine, inset stainless steel sink with mixer tap over, five ring gas hob with extractor hood over, integral microwave, integral double oven, integral fridge/freezer and tiled splashbacks.

GROUND FLOOR CLOAKROOM

Fitted with a two piece suite comprising low level WC, wash hand basin and radiator.

FIRST FLOOR LANDING

With stairs leading to the second floor and airing cupboard.

BEDROOM 3

With window to the rear and radiator.

BEDROOM 2

With window to the front and radiator.

STUDY

With window to the front and radiator.

BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, p-shaped bath with shower over and shower screen, spotlights, tiled floors and walls, window to rear, heated towel rail and extractor fan.

SECOND FLOOR LANDING

With skylight.

BEDROOM 1

With window to the rear and radiator, door to ensuite.

ENSUITE

Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Skylight to rear, spotlights, heated towel rail.

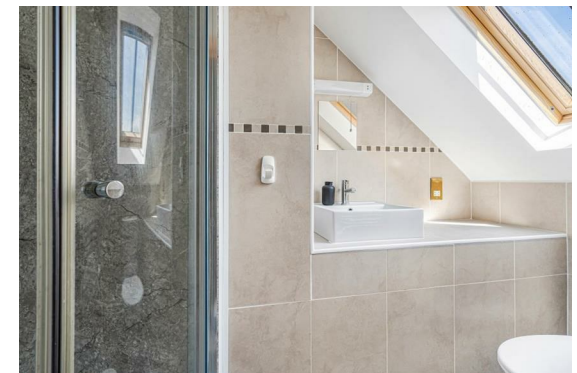
OUTSIDE

The low maintenance rear garden is gravelled with a paved patio and gated access.

To the rear offers private, gated off road parking for one car.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		89
(71-81) B		
(59-68) C	76	
(51-58) D		
(39-50) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £425,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Approximate Gross Internal Area 947 sq ft - 87 sq m

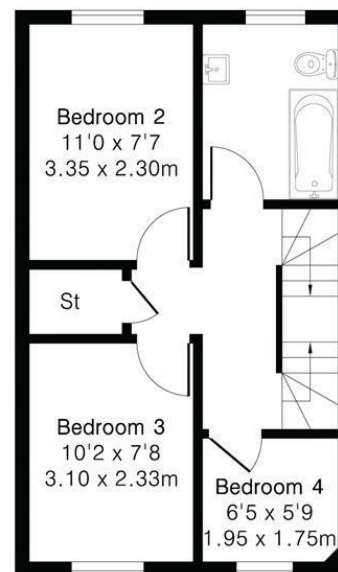
Ground Floor Area 361 sq ft - 33 sq m

First Floor Area 361 sq ft - 33 sq m

Second Floor Area 225 sq ft - 21 sq m



Ground Floor



First Floor



Second Floor



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.

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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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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