



Morton Close, Ely, CB7 4FE

**CHEFFINS**

## Morton Close

Ely,  
CB7 4FE

Two bedroom terraced home situated in a popular residential location within the City of Ely. The property comprises entrance hall, kitchen, living/dining room, 2 bedrooms and bathroom. Courtyard style paved garden, a single garage and driveway parking. Available: 07/09/2026. Deposit: £1,211. Holding deposit: £242. Council tax band: B. EPC: C

### 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.

2 1 2

£1,050 PCM





## ENTRANCE HALL

## KITCHEN

with integral single oven, gas hob, extractor hood, space for fridge/freezer (f/f can remain at property but will not be maintained/replaced), plumbing for washing machine and built-in storage cupboard.

## LIVING/DINING ROOM

with patio doors to the conservatory.

## CONSERVATORY

with electric heater, tiled flooring and doors to the rear leading into the rear garden.

## BEDROOM

with built-in wardrobe.

## BEDROOM

## BATHROOM

fitted with a 3-piece suite comprising low level WC, pedestal hand basin and a panelled bath with shower over.

## OUTSIDE

To the front of the property there is a small garden with pathway leading to the front door. To the rear there is an enclosed mainly paved courtyard style garden with gated access. There is a single garage with up and over door, power and light connected and a personnel door into the garden.

## LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



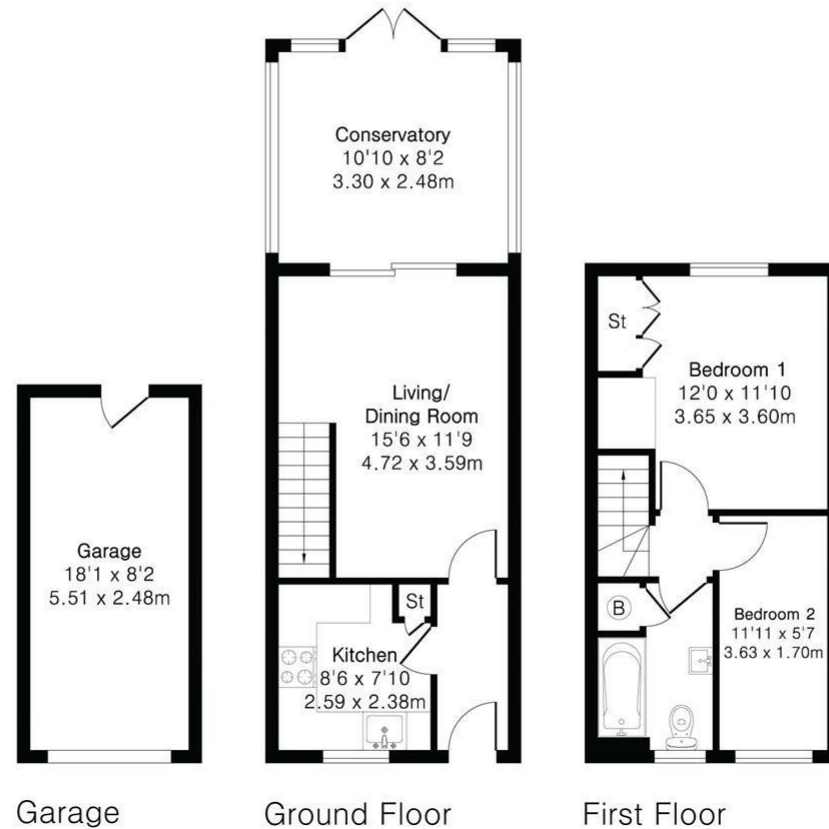


## Approximate Gross Internal Area 708 sq ft - 65 sq m (Excluding Garage)

Ground Floor Area 422 sq ft – 39 sq m

First Floor Area 286 sq ft – 26 sq m

Garage Area 147 sq ft – 14 sq m



### Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 77      | 82        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.