

Douglas Court, Ely, CB7 4SE

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Ely,
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Guide Price £435,000

- End Of Terrace
- 3 Bedrooms
- Ensuite To Bedroom 1
- Garage & Off-Road Parking
- Prime Location Close To City Centre
- Freehold / Council Tax Band C / EPC Rating C



A three bedroomed end terrace townhouse situated in a attractive position within walking distance of the city centre and convenient for the country park, river and railway station.

The property offers accommodation across 3 floors to include, entrance hall, cloakroom, kitchen, living/dining room, 3 bedrooms across 2 floors with bedroom 1 benefiting from an ensuite, along with a further family bathroom. Outside there is a low maintenance rear garden with shrubs, water feature and patio section. There is also single garage and parking space to the rear.

To appreciate all what's on offer, an early viewing is highly recommended.













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
With door to front, stairs rising to first floor, radiator.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, wash hand basin, window to side, radiator.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink with stainless steel mixer tap over, four-ringed gas hob with extractor fan over, integrated oven and grill, plumbing for dishwasher, fridge freezer, washer/dryer, window to front, wall mounted boiler, vent heating.

LIVING / DINING ROOM
With window to rear, door providing access to the garden, understairs storage cupboard.

FIRST FLOOR LANDING
With stairs rising to second floor, radiator, airing cupboard housing the pressurised hot water tank.

BEDROOM 2
With 2 windows to rear, radiator, built-in wardrobe.

BEDROOM 3
With window to front, radiator, built-in wardrobe.

BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower head over, radiator, window to front, extractor fan.

SECOND FLOOR LANDING
With storage cupboard, walk-in wardrobe

BEDROOM 1
With window to front, radiator, built-in storage, loft hatch, eaves storage. Door to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubicle, Velux windows, radiator.

OUTSIDE
The rear garden is fully enclosed by wooden fence panels and offers side gated access, patio area and stone laid section with water feature and maintainable shrubs. There is a single garage and parking space to the rear.

AGENTS NOTE
Please note that there is a annual service charge of £400 p/a

Please note that the garage is on a separate leasehold title.
Tenure - Leasehold
Length of Lease - 125 years from 5 April 2007
Annual ground rent amount - £25 p/a

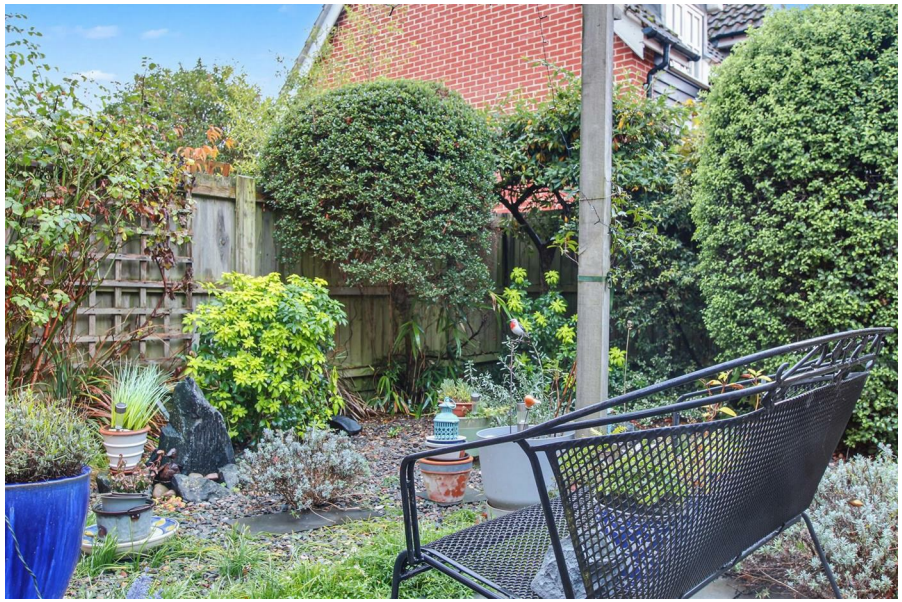
VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.













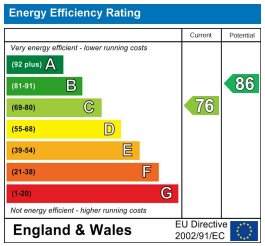




Total floor area 97.9 m² (1,054 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Guide Price £435,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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: 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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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