Firethorn Court, Ely, CB6 2FS

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Ely,
CB6 2FS

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Guide Price £425,000

- 3-Storey Townhouse
- 3/4 Bedrooms (Ensuite to Bedroom 1)
- Kitchen / Dining Room
- First Floor Lounge
- Integral Single Garage
- Good Size Rear Garden
- No Upward Chain
- Freehold / Counci Tax Band D / EPC Rating B

Cheffins are delighted to offer to the market this spacious 3-storey townhouse located in the popular City of Ely.

The property benefits from the remainder of a Build Warranty and offers flexible accommodation over 3 floors to include a ground floor utility and study/bedroom 4, as well as a cloakroom. The first floor provides a generous kitchen/diner and a lounge, whilst the second floor offers 3 double bedrooms and family bathroom with bedroom 1 also benefitting from an ensuite.

Outside the property there is off road parking for 2 cars as well as an integral single garage. At the rear there is a mainly laid to lawn garden with gated access.

The property further benefits from being offered for sale with no upward chain and is available to view today!

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 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 leading to the first floor, under stairs storage cupboard, door to garage, further storage cupboard, 2 radiators.

UTILITY ROOM
With plumbing for washing machine, space for tumble drier, stainless steel sink with mixer tap, base level storage units with worksurface over, sink unit, boiler, storage cupboard. Door to rear.

STUDY / BEDROOM 4
With patio doors to rear leading into the garden, radiator.

INTEGRAL GARAGE
With up and over door, power and light connected.

CLOAKROOM
Fitted with a 2-piece suite comprising low level WC and wash hand basin, radiator,

FIRST FLOOR LANDING
With doors to kitchen and lounge. Stairs leadsing to the second floor.

KITCHEN / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral double oven, 4-ring gas hob with extractor hood over, space for fridge/freezer, tiled splashbacks, tiled floor, 2 radiators, 2 windows to rear. Double doors through to:

LOUNGE
With 2 windows to front, 2 radiators.

SECOND FLOOR LANDING
With airing cupboard housing hot water tank, access to loft.

BEDROOM 3
With window to rear, radiator.

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

BATHROOM
Fitted with a 3-piece suite comprising low level WC, wash hand basin, panelled bath with shower over, extractor fan, radiator.

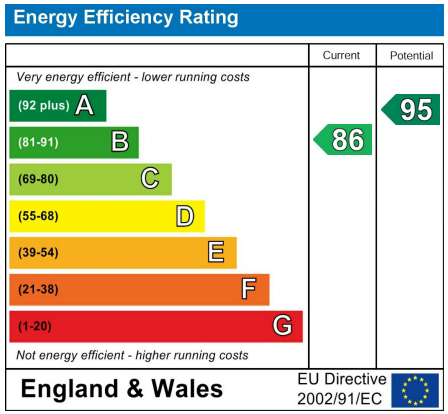
BEDROOM 1
With window to front, radiator, built-in wardrobes. Door to:

ENSUITE
Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, radiator, extractor fan.

OUTSIDE
To the front of the property there is off road parking for 2 cars leading up to the single integral garage and the front of the house.

The rear garden is mainly laid to lawn with paved patio, timber garden shed and gated access to rear.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



Guide Price £425,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambs District Council

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Approximate Gross Internal Area 1349 sq ft - 126 sq m
(Excluding Garage)

Ground Floor Area 299 sq ft – 28 sq m
First Floor Area 525 sq ft – 49 sq m
Second Floor Area 525 sq ft – 49 sq m
Garage Area 216 sq ft – 20 sq m

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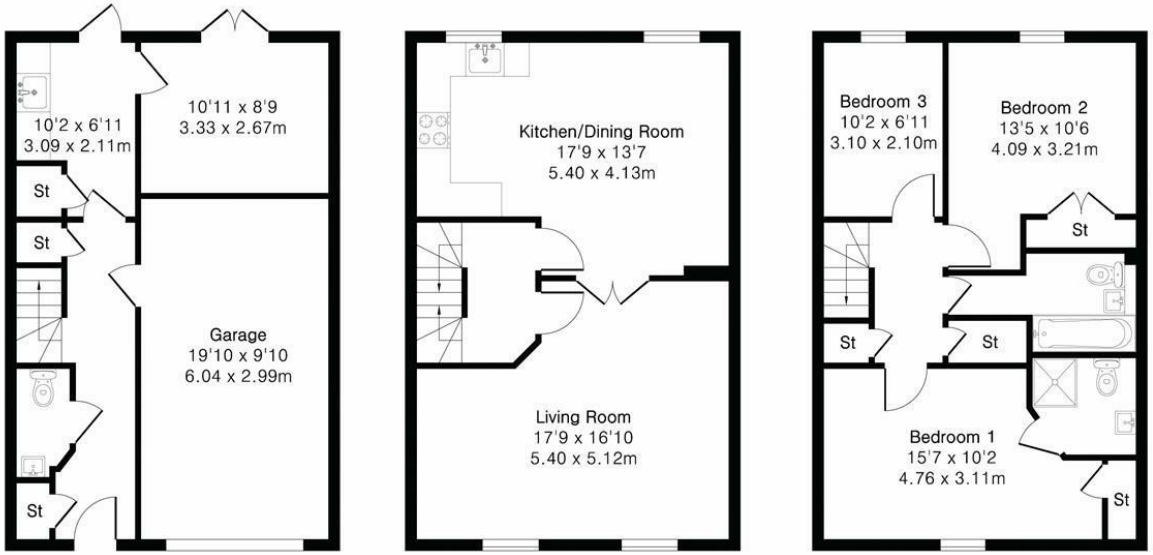

Ground Floor First Floor Second Floor

PINK PLAN

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.

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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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