



Christopher Tye Close, Ely, CB6 3DB

**CHEFFINS**

# Christopher Tye Close

Ely,  
CB6 3DB

- Well Presented End of Terrace Home
- Kitchen/Diner & Lounge
- 2 Bedrooms
- 4-Piece Bathroom
- Wrap-Around Gardens
- Popular City Location
- Freehold / Council Tax Band B / EPC Rating D

Cheffins are delighted to offer to the market this well presented, deceptively spacious end of terrace home situated in the popular City of Ely.

The property comprises entrance hall, ground floor cloakroom, kitchen/diner and lounge to the rear, whilst the first floor offers 2 good size bedrooms and a 4-piece bathroom.

Outside the property there are wrap around gardens which features paved patios, gravelled areas and gated access.

To arrange an early viewing please contact us today.



## Offers In Excess Of £260,000





## 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.

## ENTRANCE HALL

With door to front, storage cupboard, stairs leading to the first floor, door to rear, radiator.

## CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin.

## KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, built-in 4-ring hob with extractor hood over, plumbing for washing machine, plumbing for dishwasher, 1 1/2 bowl stainless steel sink with mixer tap, wall mounted boiler, space for fridge/freezer, radiator, window to side and French doors into the front garden.

## LOUNGE

With window to rear, radiator.

## FIRST FLOOR LANDING

With access to loft, walk-in wardrobe and further storage cupboard.

## BEDROOM 1

With window to front, radiator.

## BEDROOM 2

With window to rear, radiator.

## BATHROOM

Fitted with a 4-piece suite comprising low level WC, wash hand basin, panelled bath and shower cubicle, 2 windows to front, towel rail, spotlights.

## OUTSIDE

The property has wrap-around gardens which feature a paved patio, gravelled areas, timber pergola, established plants, gated access and a large timber shed.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







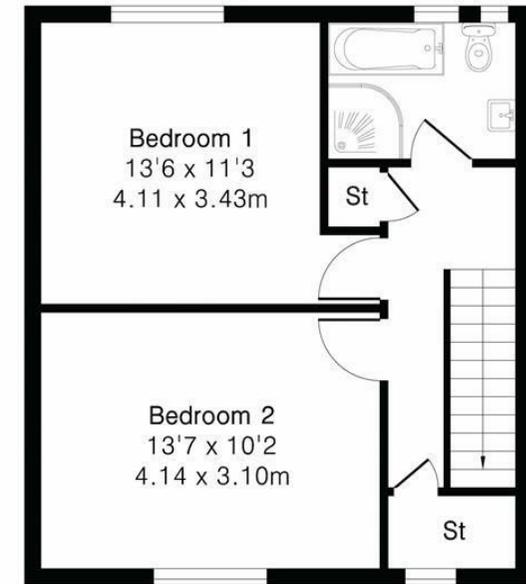
## Approximate Gross Internal Area 826 sq ft - 76 sq m

Ground Floor Area 413 sq ft – 38 sq m

First Floor Area 413 sq ft – 38 sq m



Ground Floor



First Floor

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>	
(55-68) <b>D</b>	67
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	73
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council



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.