



Annesdale, Ely, CB7 4BN

CHEFFINS

Annesdale

Ely,
CB7 4BN

- No Forward Chain
- Three Bedroom End Terrace Cottage
- Central Location Close To Amenities
- Kitchen And Dining Room
- Refitted Downstairs Bathroom
- Courtyard Garden And Roof Terrace
- Garage
- Freehold / Council Tax B / EPC D

** No Forward Chain **

Cheffins are delighted to bring to the market this well-presented end-of-terrace cottage, ideally situated in the heart of the highly sought-after Ely.

The accommodation comprises a welcoming living room, separate dining room, fitted kitchen, ground floor bathroom, cloakroom, utility/boot room, and three bedrooms.

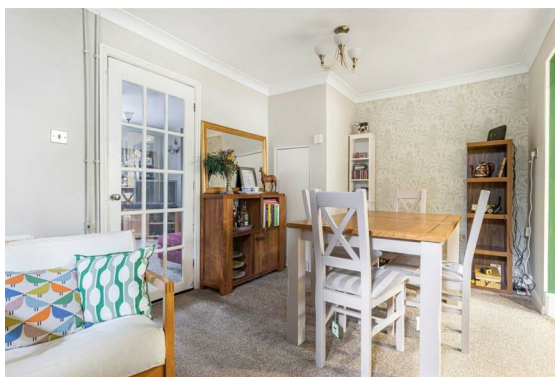
Externally, the property benefits from a shared driveway, single garage, roof terrace, and an enclosed courtyard garden.

Early viewing is highly recommended and strictly by appointment only.

3 1 2



Offers In Excess Of £290,000



LOCATION

Combining stunning riverside scenery, excellent mainline rail links to Cambridge and London and a welcoming community feel, Ely is a charming cathedral city in the heart of the Cambridgeshire Fens, celebrated for its rich history and relaxed pace of life. Dominated by the magnificent Ely Cathedral and King's Ely School, the city blends medieval character with modern convenience. Picturesque streets, independent shops and welcoming café create a vibrant yet tranquil atmosphere, with the nearby leisure village offering sports centre, swimming pool, multiscreen cinema and restaurants.

LIVING ROOM

With door and window to front, radiator.

DINING ROOM

With window to side, stairs leading to first floor, storage cupboard and radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integrated sink with mixer tap over, kitchen island, pull out larder cupboard, door and window to rear.

UTILITY / BOOT ROOM

With door to side and rear.

GROUND FLOOR BATHROOM

Refitted with a three piece suite comprising low level WC, wash hand basin in vanity unit, side panelled bath with shower over. Window to side.

DOWNSTAIRS CLOAKROOM

With low level WC and wash hand basin.

FIRST FLOOR LANDING

With window to side, loft access and radiator.

BEDROOM 1

With window to front, fitted cupboards and radiator.

BEDROOM 2

With window and door to terrace.

TERRACE

With patio and railing.

BEDROOM 3

With window to front and radiator.

OUTSIDE

Shared driveway to the side leading to single garage with up and over door and door leading to courtyard garden.

AGENTS NOTE

Please be aware this property is being sold on behalf of the legal owner via a third party and so limited information has been made available to us and the material information cannot be verified

To conform with government Money Laundering Regulations 2019 (as amended), we are required to confirm the identity of all prospective buyers. We will need the full name, date of birth and current address of all buyers along with ID and proof of address. As this is a third-party listing, the third party will also need to complete their own due diligence to comply with the Regulations and for this, there may be a charge. We are unable to advertise a property or issue a memorandum of sale until these checks are complete.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £290,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

**Approximate Gross Internal Area 1125 sq ft - 105 sq m
(Excluding Garage)**

Ground Floor Area 720 sq ft - 67 sq m

First Floor Area 405 sq ft - 38 sq m

Garage Area 164 sq ft - 15 sq m



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.

CHEFFINS

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: 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.



CHEFFINS