



Dunstan Street, Ely, CB6 3AQ

CHEFFINS

Dunstan Street

Ely,
CB6 3AQ

Modernised terraced three bedroom house. Accommodation comprises kitchen/dining room, living room, three bedrooms and shower room. Enclosed rear garden, garage and unallocated parking. Available: 20/02/2026. Deposit: £1,211. Holding fee: £242. Council tax band: B. EPC: E

 3  1  1

£1,050 PCM



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 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 cupboard housing electric meter and fuseboard.

KITCHEN/DINING ROOM

with integrated double oven, electric hob and extractor hood, space for washing machine, understairs storage cupboard and door to rear garden.

LIVING ROOM

with window to front aspect and door to kitchen.

BEDROOM

with window to front aspect and two fitted cupboards.

BEDROOM

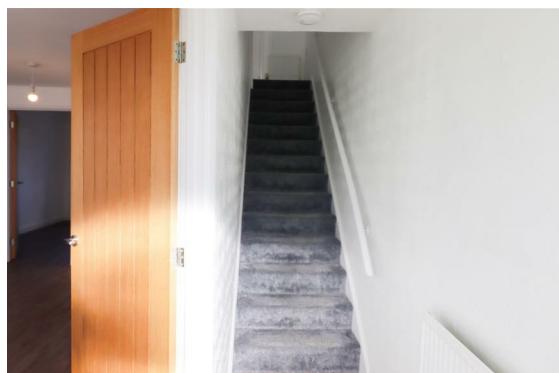
with window to rear aspect, cupboard housing electric boiler.

BEDROOM

with window to front aspect and cupboard over the stairs.

SHOWER ROOM

with WC, basin and shower cubicle with electric shower, window to rear aspect.

**OUTSIDE**

Enclosed rear garden with access to single garage and gate to parking area.

LETTING AGENTS NOTES

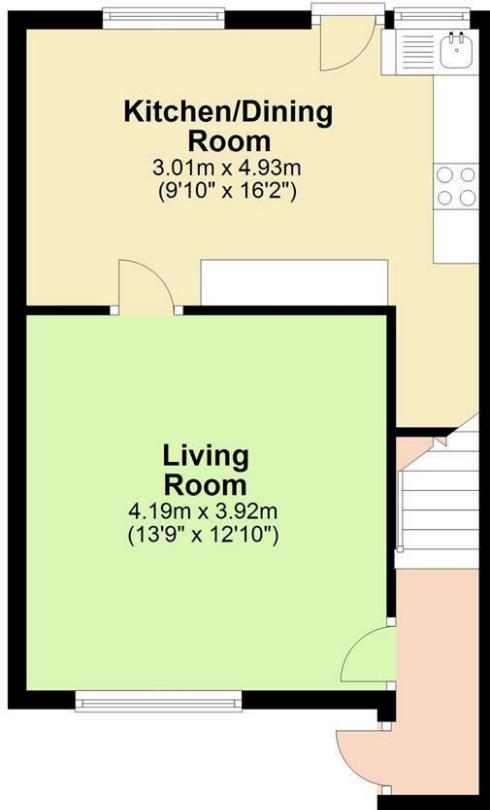
For more information on this property please refer to the Material Information brochure on our Website.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | |
| (81-91) | B | |
| (69-80) | C | 74 |
| (55-68) | D | |
| (39-54) | E | 43 |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

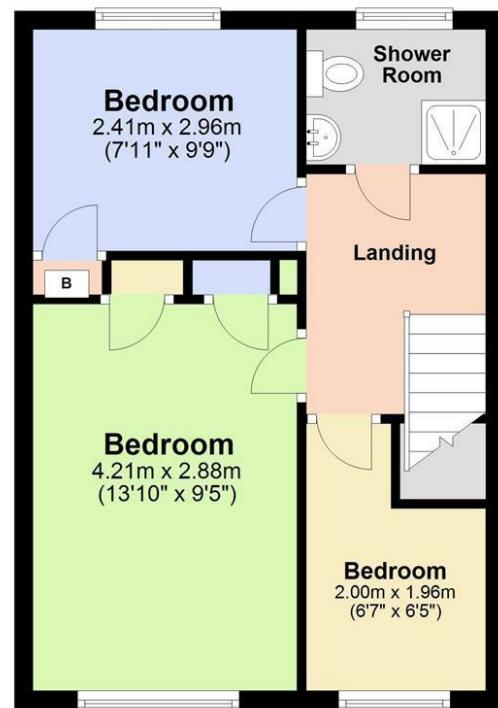
Ground Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 72.7 sq. metres (782.7 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Agents note:

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

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | 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