



Morton Close, Ely, CB7 4FD

CHEFFINS

Morton Close

Ely,
CB7 4FD

- Well Presented Extended End of Terrace Home
- Popular Residential Location
- Living Room / Dining Room & Study / Snug
- 3 Bedrooms (1 Ensuite)
- Driveway & Single Garage
- Enclosed Rear Garden
- Freehold / Council Tax Band C / EPC Rating C

Cheffins offer to the market this well presented extended end of terrace home, situated on a popular residential development towards the outskirts of the City of Ely.

Accommodation comprises entrance hall, cloakroom, kitchen, living room/dining room with double doors opening through to a study/snug which in turn leads into the rear garden. On the first floor there are 3 bedrooms (1 ensuite) and a family bathroom to complete the internal accommodation.

Outside there is a lawned garden to side, together with a block paved driveway providing off road parking and leading to a single garage, whilst at the rear there is an enclosed garden laid predominantly to artificial turf.

3 2 2

Guide Price £350,000





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 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 side aspect, stairs to first floor.

CLOAKROOM

With low level WC, wash hand basin with tiled splashback.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink unit and drainer with mixer tap, built-in double oven and gas hob with extractor hood over, space for washing machine and dishwasher, space for upright fridge/freezer, window to front aspect. Opening to:

LIVING / DINING ROOM

With vertical radiator, wooden flooring and glazed double opening door through to:

STUDY / SNUG

With vertical radiator, ceiling spotlights, 2 velux windows to rear aspect, double glazed French door with glazed side panels opening to rear garden.

FIRST FLOOR LANDING

With window to side aspect.

BEDROOM 1

With window to front aspect, cupboard housing hot water cylinder. Door to:

ENSUITE

Fitted with a 3-piece suite comprising tiled corner shower cubicle, low level WC and wash hand basin, window to front aspect, extractor fan, radiator.

BEDROOM 2

With window to rear aspect, radiator.

BEDROOM 3

With window to rear aspect, radiator.

BATHROOM

Fitted with a 3-piece suite comprising panelled bath with shower over, low level WC and wash hand basin, heated towel radiator, part tiled walls.

OUTSIDE

To the side of the property there is a block paved driveway providing off road parking and leading to a single garage with up and over door. There is also a lawned garden with established shrubs/plants.

The rear garden is enclosed and predominantly laid to artificial grass with circular paved seating area, gravelled borders and decked seating area to the rear of the garden.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



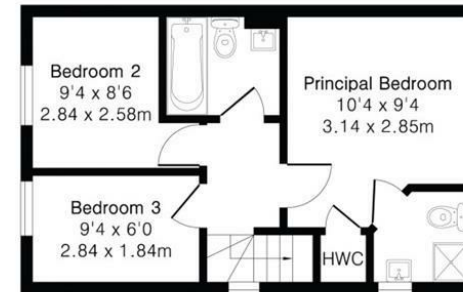


**Approximate Gross Internal Area 836 sq ft - 78 sq m
(Excluding Garage)**

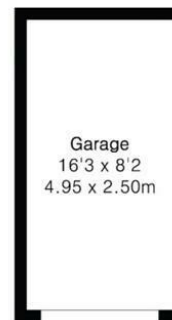
Ground Floor Area 475 sq ft – 44 sq m

First Floor Area 361 sq ft – 34 sq m

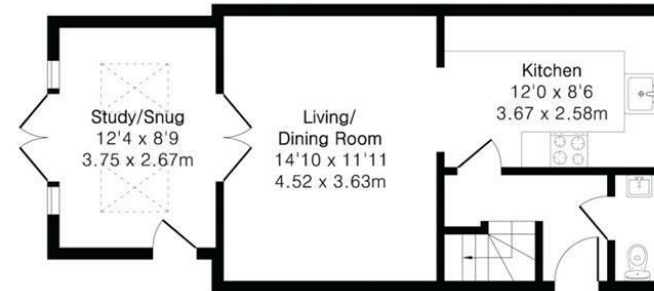
Garage Area 133 sq ft – 12 sq m



First Floor



Garage



Ground Floor

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		
England & Wales	72	77
EU Directive 2002/91/EC		



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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Guide Price £350,000

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: 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.