



Tower Road, Ely, CB7 4XS

CHEFFINS

Tower Road

Ely,
CB7 4XS

- No Forward Chain
- Grade II Listed Detached Bungalow
- 2 Double Bedrooms
- Courtyard Garden
- Close to City Centre
- Leasehold / Council Tax Band B / EPC E

Cheffins are delighted to present this deceptively spacious Grade II Listed bungalow, situated within the highly sought-after Tower Court development in the historic City of Ely.

Originally part of a former hospital site, this unique home forms part of the building once known as the Laundry Rooms, offering character and charm throughout. The accommodation comprises an entrance hall, a generous lounge/dining room, a well-appointed kitchen with a separate utility/pantry, two double bedrooms and a modern three-piece shower room.

Externally the property benefits from a private gravelled courtyard garden with gated access, along with an allocated parking space.

This property further benefits for being offered for sale with no forward chain.



Guide Price £280,000





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.

HALLWAY

With door to front, one full height window and four small windows to the front.

LOUNGE / DINER

With two windows to the front and one to the side, radiator.

KITCHEN

Fitted with range of base and wall units, cupboards and drawers with worksurfaces over, integral single oven, four ring electric hob with extractor hood over, stainless steel sink with mixer tap over, wall mounted boiler and window to the rear. Small utility/pantry room with small window to the rear and plumbing for a washing machine.

BEDROOM 1

Window to the front and rear, doors to side to courtyard garden. Door to..

ENSUITE CLOAKROOM

Fitted with a two piece suite comprising of low level WC and pedestal wash hand basin, radiator and extractor fan.

BEDROOM 2

Window to the rear, radiator and access to the loft.

SHOWER ROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle. Window to the rear and heated towel rail.

OUTSIDE

To the rear is a low maintenance gravelled courtyard garden with two timber sheds, gated access, outside tap and outside power socket.

There is an allocated parking space for the property.

TENURE

Tenure - Leasehold
Length of Lease - 125 years from December 1998
Annual Ground Rent - £200
Annual Service Charge - £600.00 approximately

AGENTS NOTE

We have been made aware by the current owner that the property has previously undergone some structural underpinning. This was signed off with a certificate of structural adequacy issued back in 2014. A copy of this is held on our file and can be made available upon request.

VIEWING ARRANGEMENTS

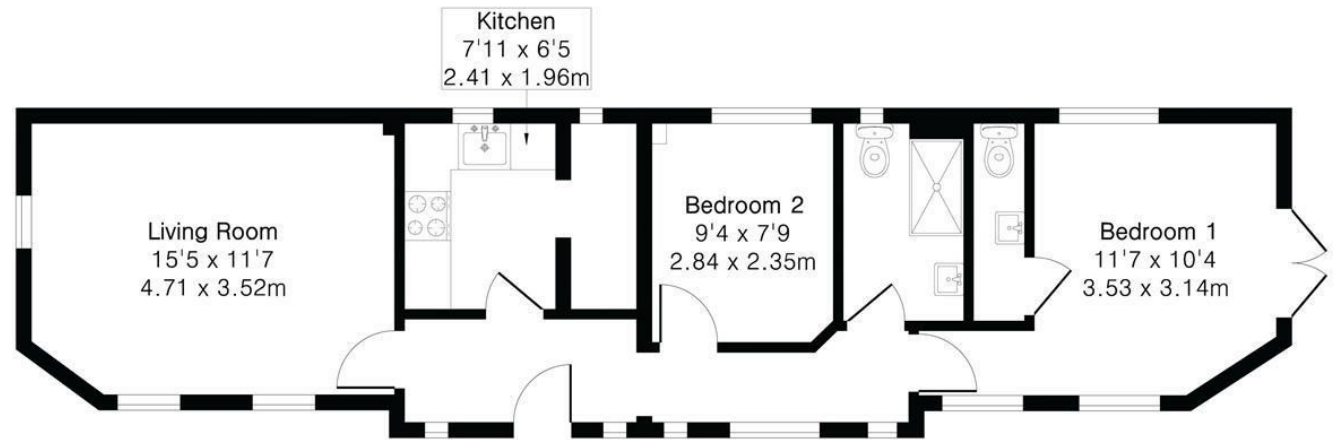
Strictly by appointment with the Agents.







Approximate Gross Internal Area 630 sq ft - 58 sq m



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 85 |
| (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 | EU Directive 2002/91/EC |

Guide Price £280,000

Tenure - Leasehold

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.