

Dunstan Street, Ely, CB6 3AQ

CHEFFINS

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Ely,
CB6 3AQ

3 2 1

Guide Price £310,000



- No Onward Chain
- Terraced Property
- 3 Bedrooms
- Ensuite to Bedroom 1
- Air Source Heating
- EV Charging Point
- Freehold / Council Tax Band C / EPC Rating C

** No Onward Chain **

Cheffins are delighted to market this well presented family home located in the desirable location of Ely.

The property comprises of an entrance hall, cloakroom, kitchen, living/dining room together with 3 bedrooms to the first floor with bedroom 1 benefitting with an ensuite along with a family bathroom. Outside, the property offers a low maintenance, stone laid rear garden with paved patio whilst the front offers allocated parking spaces with EV charger.

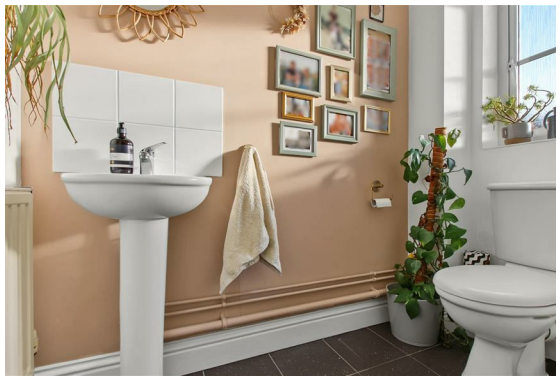
To fully appreciate all what's on offer, an early viewing is highly recommended.













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, stairs rising to first floor, radiator.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, wash hand basin, window to front, radiator, wall mounted fuse box.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated stainless steel sink with mixer tap over, four-ringed gas hob with extractor fan over, integrated Neff oven, integrated dishwasher, integrated washing machine, integrated fridge/freezer, radiator, window to front.

LIVING / DINING ROOM
With window to rear, French doors leading through to the garden, radiator, understairs storage cupboard, in-built corner bench and dining table.

FIRST FLOOR LANDING
With loft hatch, spotlights, over stairs storage cupboard, airing cupboard housing the pressurised hot water tank.

BEDROOM 1
With window to front, radiator. Door to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubicle, radiator, spotlights, extractor fan.

BEDROOM 2
With window to rear, radiator.

BEDROOM 3
With window to rear, radiator.

BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, panelled bath, spotlights, extractor fan, heated towel rail, window to front.

OUTSIDE
To the front is a block paved drive with allocated parking spaces, EV charging point and foot path to front door. The rear is mainly laid to stone with paved patio, variety of bedding and rear gated access.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





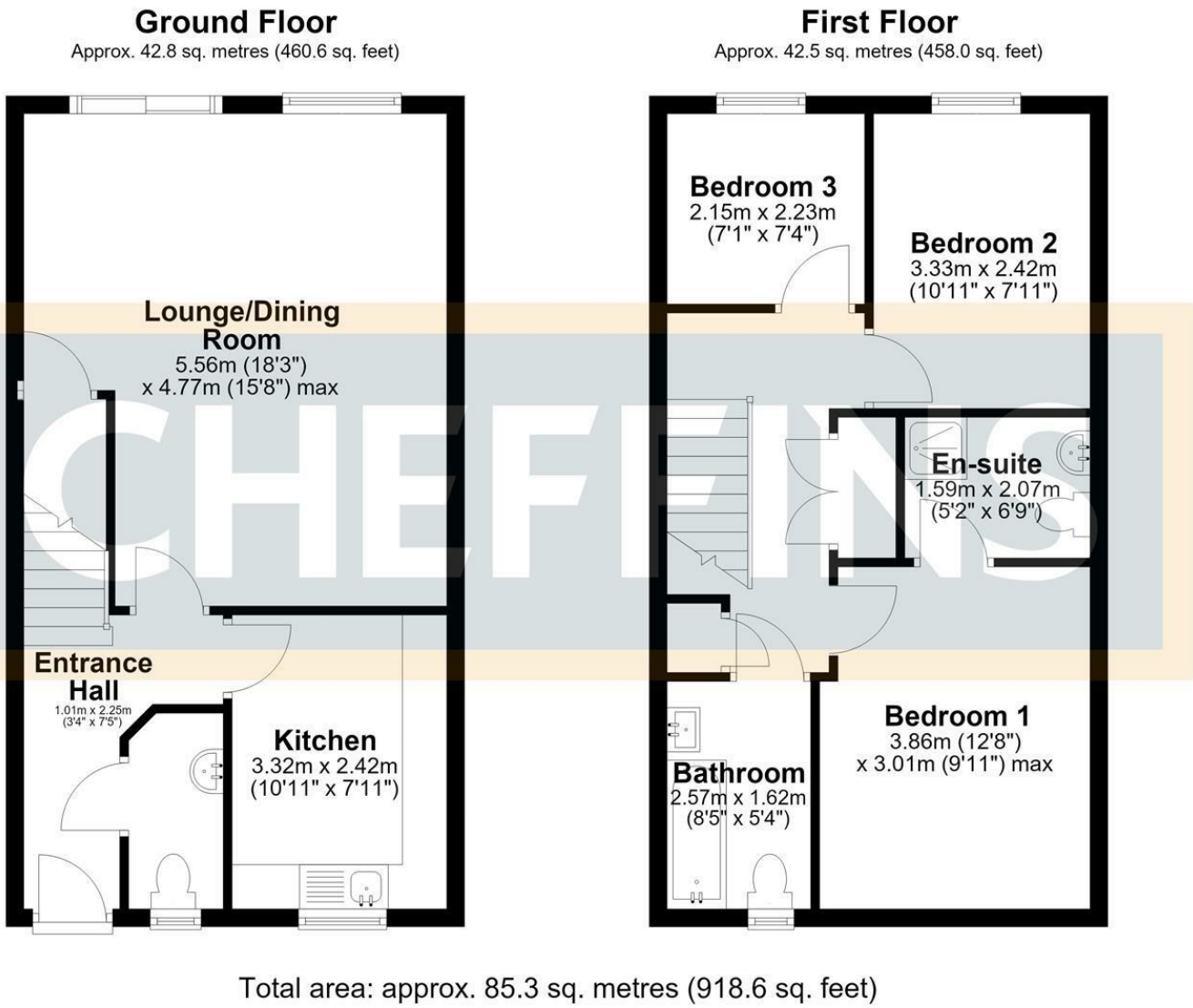




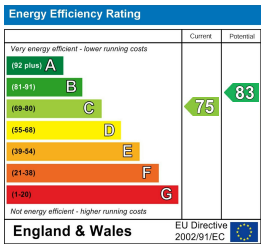








Total area: approx. 85.3 sq. metres (918.6 sq. feet)



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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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.