



Forehill, Ely, CB7 4AA

CHEFFINS

Forehill

Ely,
CB7 4AA

- Central City Location
- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Enclosed Garden to Rear
- Garage & Parking
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

Cheffins are delighted to offer to the market this conveniently located semi detached home situated in the heart of the City of Ely!

The property offers an entrance hall, lounge to the front leading through to a dining room that provides access to the rear garden. There is a kitchen, utility / conservatory and a ground floor cloakroom completing the ground floor. Upstairs there are 3 bedrooms and a family bathroom.

Outside the property is an enclosed, landscaped rear garden with raised flower beds and gated access at the rear. This leads through to the parking area where you will also find a garage en bloc.

The property is further benefitted from NO FORWARD CHAIN and is available to view by appointment.

3 1 2

Guide Price £325,000





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.

ENTRANCE HALL

With door to front, stairs to first floor, radiator.

LOUNGE

With window to front, radiator. Leading through to:

DINING ROOM

With door to rear, radiator. Door through to:

KITCHEN

With a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink unit with mixer space, space for single oven with extractor hood over, plumbing for washing machine, plumbing for dishwasher, window to side, door to:

UTILITY / CONSERVATORY

With butler sink, door to to the garden. Door to:

CLOAKROOM

With low level WC.

FIRST FLOOR LANDING

With window to side, access to loft, airing cupboard housing the hot water tank.

BEDROOM 1

With window to front, aspect, built-in wardrobes.

BEDROOM 2

With window to rear, radiator

BEDROOM 3

With window to front, radiator.

SHOWER ROOM

With low level WC, wash hand basin in vanity unit, double walk-in shower cubicle, window to rear, radiator.

OUTSIDE

The rear garden is paved and landscaped with raised beds with gated access to the rear. There is an off road parking space and a single garage on block with up and over door.

AGENTS NOTE

We understand there is a service charge of approximately £220.00 per annum.

We are aware that a substantial gap has appeared between the house and the conservatory. The

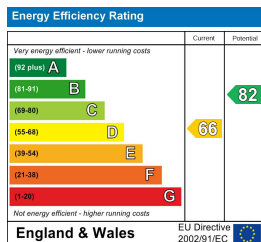
house itself appears to have no evidence of structural movement/issues. Purchasers should make their own investigations in this respect.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £325,000

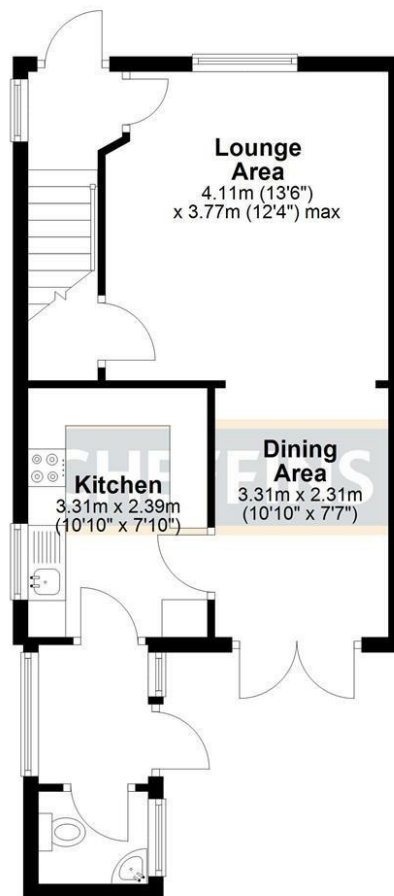
Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

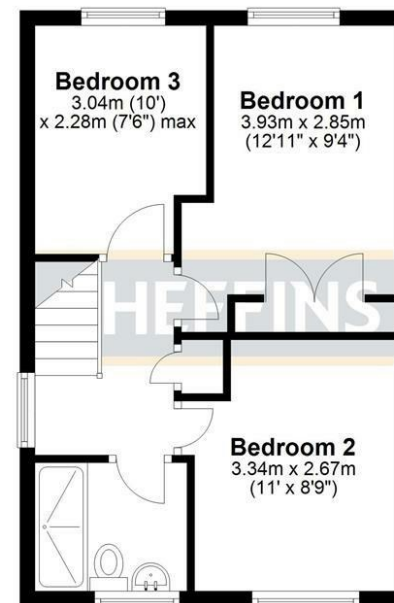
Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.2 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.