



Deacons Lane, Ely, CB7 4PS

**CHEFFINS**

# Deacons Lane

Ely,  
CB7 4PS

- Detached Home
- 2 Ground Floor Bedrooms & Bathroom
- Open Plan First Floor Living
- Central Location
- Overlooking Paradise Sports Field
- Stunning Cathedral Views
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating D

Cheffins are delighted to market this detached house situated in a desirable location in Ely within a short walking distance of the City Centre.

The accommodation comprises side porch, hallway, 2 bedrooms and bathroom on the ground floor with open plan living space on the first floor including living area, kitchen/dining room, along with a study/bedroom 3 and cloakroom.

The property benefits from off street parking, fantastic views of the Paradise Sports Field and Ely Cathedral from the first floor and is offered for sale with no upward chain.

3 1 2

## Offers In Excess Of £300,000





## 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.

Gated access leads to a courtyard garden with footpath leading to the side entrance porch.

## **SIDE ENTRANCE PORCH**

With double glazed window to side, radiator, tiled floor, door through to:

## **ENTRANCE HALL**

With 2 radiators, stairs rising to the first floor landing.

## **BEDROOM 1**

With double glazed window to front, built-in wardrobes with additional storage, radiator.

## **BEDROOM 2**

With double glazed windows to front and side, radiator.

## **BATHROOM**

With side panelled bath with overhead shower, tiled splashback, low level WC,, wash hand basin with tiled splashback, opaque double glazed window to side, radiator, vinyl flooring, storage cupboard.

## **FIRST FLOOR**

## **OPEN PLAN LIVING AREA**

With 3 double glazed windows to rear overlooking the Paradise Sports Field, radiators, wooden flooring, brick feature staircase. Opening to:

## **KITCHEN / DINING AREA**

With wall and base level units, integrated 1 1/4 stainless steel sink with mixer tap, space for hob with overhead extractor hood, 2 double glazed windows to side, double glazed window to front, partially tiled and wooden flooring, radiator.

## **STUDY/BEDROOM 3**

Accessed from the living area. With double glazed windows to side and rear, radiator, loft hatch.

## **CLOAKROOM**

With double glazed window to side, low level WC, wash hand basin with tiled splashback, radiator, vinyl flooring, storage cupboard housing the gas fired boiler.

## **OUTSIDE**

The property has a side courtyard garden which is enclosed by wooden fence panels, predominately laid to

patio with gravelled section, timber framed shed and gated access.

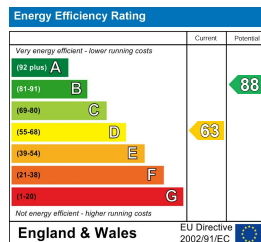
There is an additional area of laid lawn to the opposite side of the house as shown on the Title of the property which could potentially be utilised as off road parking.

## **VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.







Offers In Excess Of £300,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

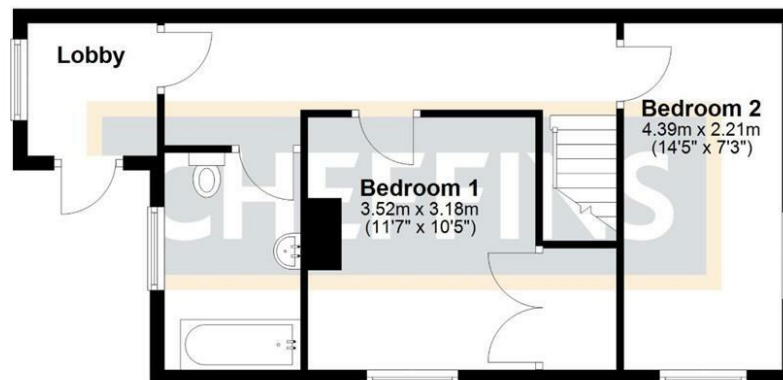
For more information on this property please refer to the Material Information Brochure on our website.

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>.

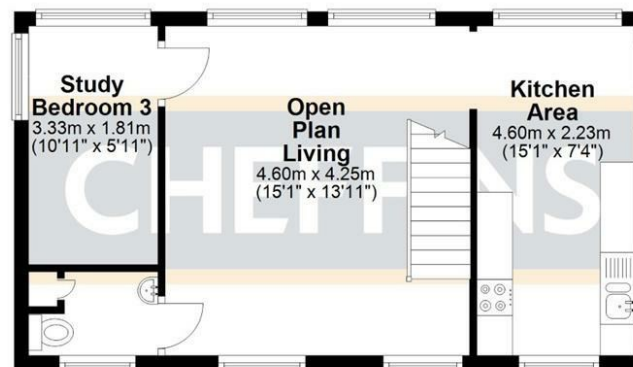
25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

**Ground Floor**  
Approx. 44.3 sq. metres (476.4 sq. feet)



**First Floor**  
Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 83.2 sq. metres (896.0 sq. feet)

