



Ash Grove, Ely, CB7 4TU

CHEFFINS

Ash Grove

Ely,
CB7 4TU

- Terraced Home
- Cul de Sac Location
- Lounge / Dining Room
- 2 Bedrooms
- Off Road Parking
- Garden to Rear
- Easy Access to City Centre
- Freehold / Council Tax Band B / EPC Rating TBC

Cheffins offer to the market this 2 bedroom mid terrace home located in a cul de sac location within the popular City of Ely.

The property offers accommodation comprising entrance hall, kitchen, lounge/dining room and ground floor cloakroom, as well as 2 double bedrooms and a bathroom to the first floor.

Outside the property there is a small garden to front and an enclosed garden to rear with paved patio and gated access leading through to a parking area which offers an allocated parking space. There is also a parking space to the front of the property as well.

For further information or to arrange a viewing please get in touch.



Guide Price £250,000





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 front, storage cupboard, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for single oven, plumbing for washing machine, stainless steel sink with mixer tap, space for an under counter fridge, window to front.

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash basin, wall mounted boiler.

LOUNGE / DINING ROOM

With door to rear, window to rear, radiator, stairs leading to the first floor.

FIRST FLOOR LANDING

With radiator.

BEDROOM 1

With 2 windows to front, radiator.

BEDROOM 2

With 2 windows to rear, built-in storage cupboard, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and 'P' shaped bath with shower over and screen, access to loft.

OUTSIDE

To the front there is a small garden with off road parking space. There is a further allocated parking space in a shared car park.

The rear garden is mainly laid to lawn with paved patio and timber garden shed. There is also gated access at the rear.

VIEWING ARRANGEMENTS

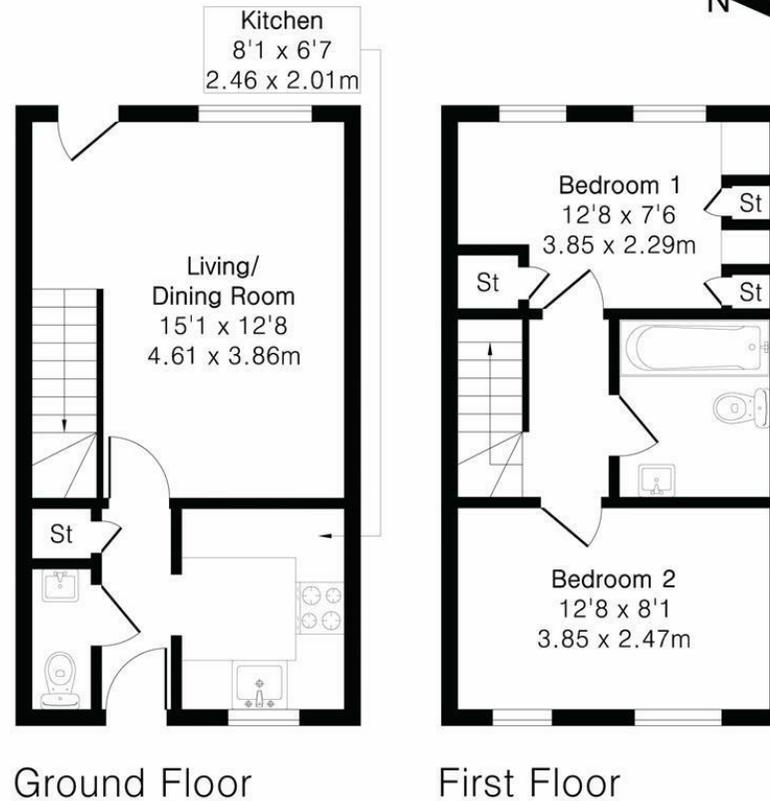
Strictly by appointment with the Agents.



Approximate Gross Internal Area 598 sq ft - 56 sq m

Ground Floor Area 299 sq ft – 28 sq m

First Floor Area 299 sq ft – 28 sq m



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

Guide Price £250,000

Tenure – Freehold

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.



[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.