

Morley Drive, Ely, CB6 3FQ

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Offers In Excess Of



- No Forward Chain
- End Terrace House
- Enclosed Garden
- 3 Bedrooms
- Ensuite and Family Bathroom

No Forward Chain

Cheffins are delighted to offer to the market this well-presented end of terrace family home, situated in a sought-after location within Ely.

The property offers well-proportioned accommodation comprising an entrance hallway, downstairs cloakroom, fitted kitchen, breakfast room and sitting room. Upstairs, there are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. Outside, the property enjoys an enclosed rear garden, along with driveway and garage parking.

The property is offered for sale with the benefit of no upward chain.

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 HALLWAY
With entrance door to front, stairs rising to the first floor, wall mounted fuse box and radiator.

CLOAKROOM
Fitted with a two piece suite comprising low level WC and wash hand basin with tile splash back, extractor fan.

KITCHEN / DINER
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated 1 ¼ stainless steel sink with mixer tap, integrated full range gas hob with Bosch oven under, overhead extractor fan, tiled splash surrounding, plumbing for washing machine, radiator, window to front and side.

LIVING ROOM
With window to front and side, two radiators and French doors through to the garden.

FIRST FLOOR LANDING
With loft hatch, radiator and cupboard housing the boiler.

BEDROOM 1
With window to side, radiator, built-in wardrobes and door through to..

ENSUITE
Fitted with a three piece suite comprising shower cubicle with tiled splash back, low level WC, wash hand basin with mixer tap over,

BEDROOM 2
With window to side and radiator.

BEDROOM 3
With window to front and radiator.

OUTSIDE
To the front of the property is a lawned garden with a variety of hedging with path leading up to the entrance door.

The rear garden is fully enclosed with wooden fence panels and brick wall, laid lawn, paved patio, partial hedged border and gated access leading to the driveway.

To the side of the property is a driveway parking leading through to the single car garage with up and over door.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





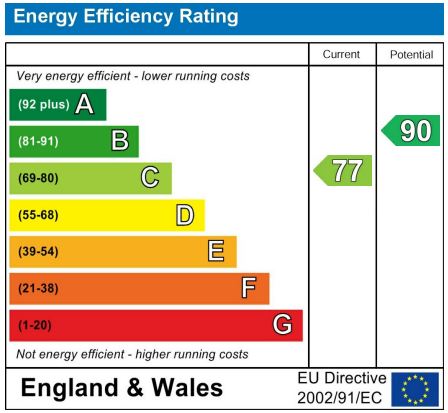






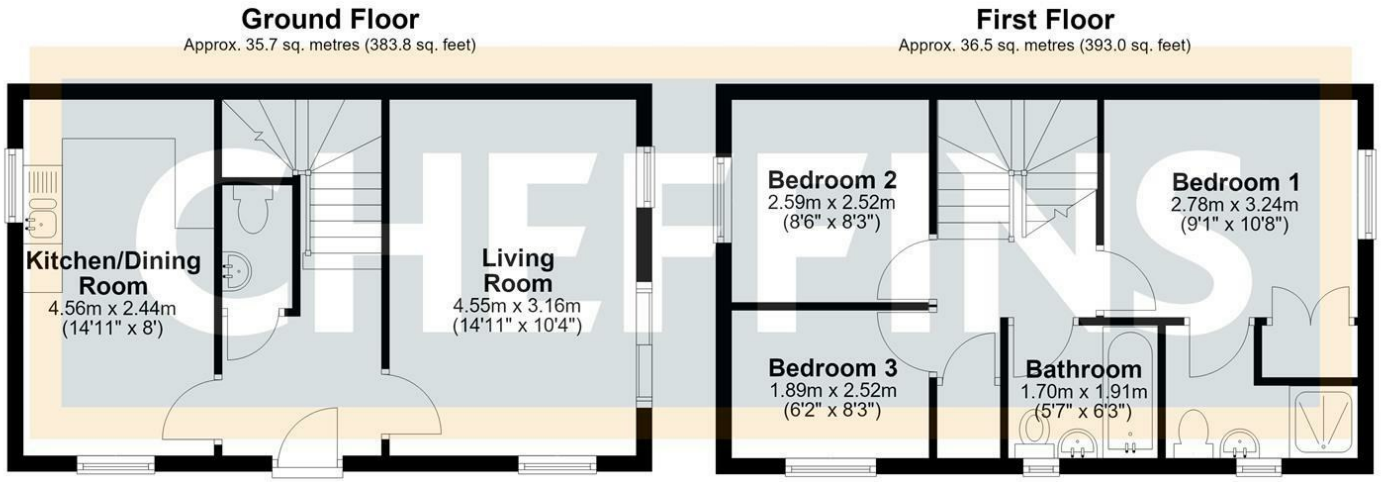






Offers In Excess Of £325,000
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambridgeshire District Council

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Total area: approx. 72.2 sq. metres (776.8 sq. feet)

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.

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