



Collier Close, Ely, CB6 3WX

**CHEFFINS**

# Collier Close

Ely,  
CB6 3WX

- Link Detached Family Home
- 4 Bedrooms (1 Ensuite)
- 2 Reception Rooms & Conservatory
- Gated Car Port & Single Garage
- Enclosed Garden to Rear
- Freehold / Council Tax Band D / EPC Rating TBC

Cheffins are delighted to offer to the market this well situated link detached family home.

Accommodation comprises entrance hall, downstairs cloakroom, kitchen, lounge, dining room and conservatory on the ground floor, together with 4 bedrooms (1 ensuite) and a family bathroom on the first floor to complete the internal accommodation.

Outside the property benefits from an enclosed garden to rear, gated car port and single garage.

Viewing is highly recommended

 4  2  2

**Guide Price £450,000**





## 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 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 stairs to first floor, under stairs storage cupboard, laminate flooring, radiator.

## CLOAKROOM

With frosted double glazed window to side, low level WC, wash hand basin with mixer tap and tiled splashback, extractor fan, heated towel rail, laminate flooring, fuse box.

## KITCHEN

Fitted with base and wall units with worksurfaces over, integrated 1 1/4 stainless steel sink, tiled splashbacks, integrated 4-ring gas hob with overhead extractor hood, built-in oven, space for fridge/freezer, additional wall and base units with worksurfaces over, double glazed window to rear, door leading into the garden, radiator, laminate flooring. Door to dining room.

## LIVING ROOM

With double glazed window to front, radiator, laminate flooring, door to dining room.

## DINING ROOM

With radiator, laminate flooring. Double doors leading through to:

## CONSERVATORY

With French doors leading out to the garden, spotlights, radiator.

## FIRST FLOOR LANDING

With access to loft, airing cupboard housing the pressurised water tank, radiator.

## BEDROOM 1

With double glazed window to front, built-in wardrobe, radiator, laminate flooring. Door to:

## ENSUITE

With shower cubicle, wash hand basin, low level WC, complete tiled splashback surrounding, frosted double glazed window to side, shaver point, vinyl flooring.

## BEDROOM 2

With double glazed window to rear, built-in wardrobe, radiator.

## BEDROOM 3

With double glazed window to rear, double wardrobe, radiator.

## BEDROOM 4

With double glazed window to front, radiator.

## BATHROOM

With side panelled bath with overhead shower, wash hand basin, low level WC, radiator, tiled splashback surrounding, frosted double glazed window to side, extractor fan, shaver point, vinyl flooring.

## OUTSIDE

To the front of the property there is a small grass section and a block paved driveway leading to the property. There is a gated car port providing ample parking and single car garage with an up and over door and electricity connected.

The rear garden is fully enclosed by wooden fence panels and is mainly laid to lawn with patio and decking area. There is an additional garden to the side of the property with a timber framed shed.

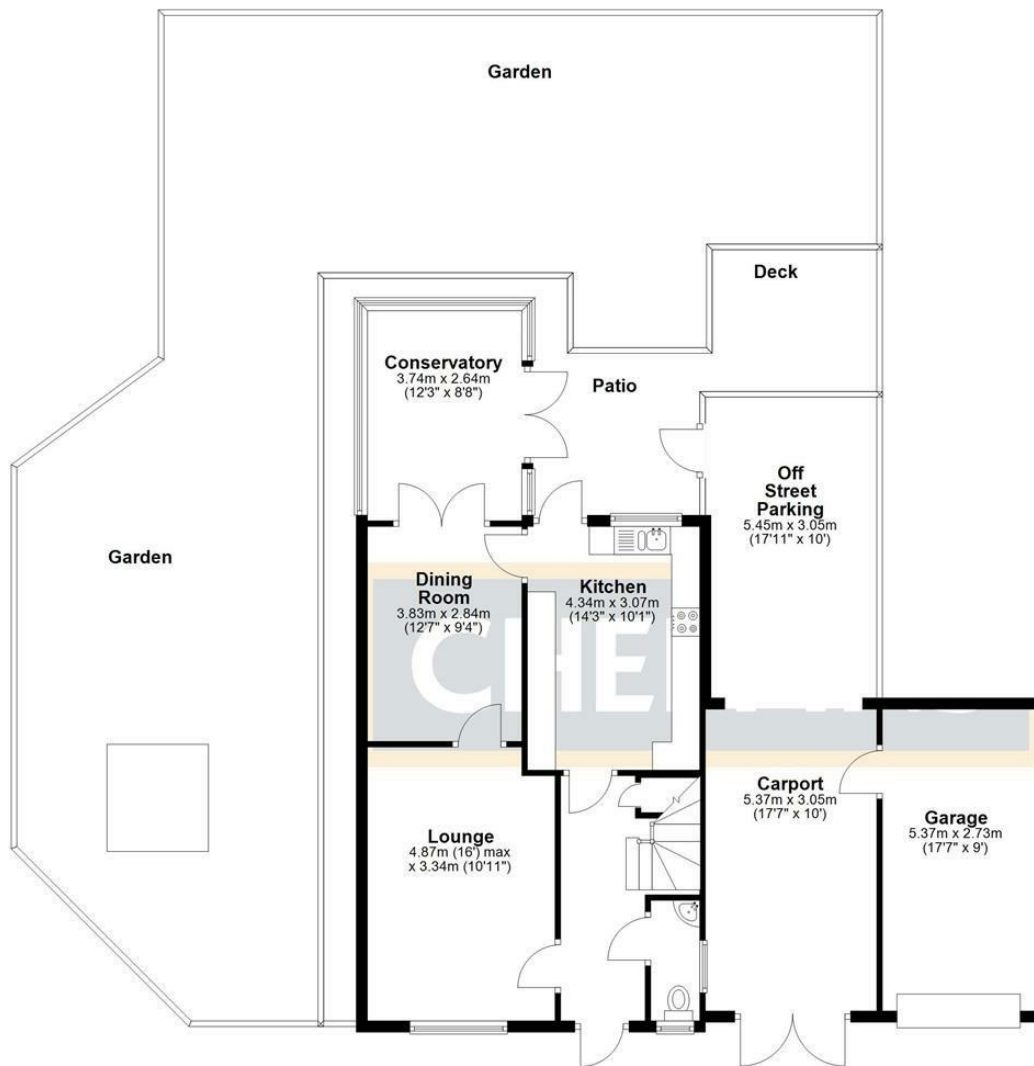
## VIEWING

Strictly by appointment with the Agents



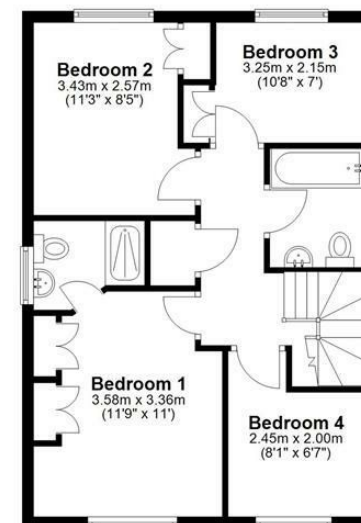


**Ground Floor**  
Main area: approx. 62.5 sq. metres (672.9 sq. feet)  
Plus garages, approx. 47.9 sq. metres (515.7 sq. feet)  
(excluding Patio, Garden)



Main area: Approx. 114.5 sq. metres (1232.8 sq. feet)  
Plus garages, approx. 47.9 sq. metres (515.7 sq. feet)

**First Floor**  
Approx. 52.0 sq. metres (559.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(62 plus)	A		
(51-61)	B		
(39-50)	C		
(29-38)	D		
(19-28)	E		
(9-18)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

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: 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.