



Longfields, Ely, CB6 3DN

CHEFFINS

Longfields

Ely,
CB6 3DN

- Detached House
- 4 Bedrooms
- Separate Utility
- Enclosed Rear Garden
- Ample Driveway Parking
- Freehold / EPC Rating D / Council Tax Band D

Cheffins are delighted to market this well presented family home located in the popular city of Ely.

The property offers an entrance hall, study, living room, kitchen/diner, utility together with 4 bedrooms to the first floor with bedroom 1 benefiting with an ensuite along with a further family bathroom. Outside the property offers ample driveway parking and a fully enclosed rear garden with patio area.

To fully appreciate what's on offer, an early viewing is highly recommended. Please contact Cheffins today.

4 2 2

Guide Price £475,000





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, frosted window to front, stairs leading for first floor, radiator

STUDY

With window to front, radiator.

LIVING ROOM

With window to front, radiator

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with quartz work surfaces over, sink with stainless steel mixer tap over, integrated dishwasher, oven, AEG four-ringed induction hob, integrated fridge/freezer, radiator, understairs storage cupboard, window to rear, French doors to rear providing access to the garden. Opening leading to...

UTILITY

Fitted with a range of base units with quartz work surfaces over,

space for washing machine, opaque window to side, wall mounted combi boiler.

FIRST FLOOR LANDING

BEDROOM 1

With window to front, radiator, door leading to...

ENSUITE

Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubical with rainfall shower head over, radiator, frosted window to front.

BEDROOM 2

With window to rear, radiator, loft hatch.

BEDROOM 3

With window to front and side, built-in wardrobe.

BEDROOM 4

With Velux window to rear, radiator.

BATHROOM

Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, 'P' shaped bath with rainfall shower head over, frosted window to rear.

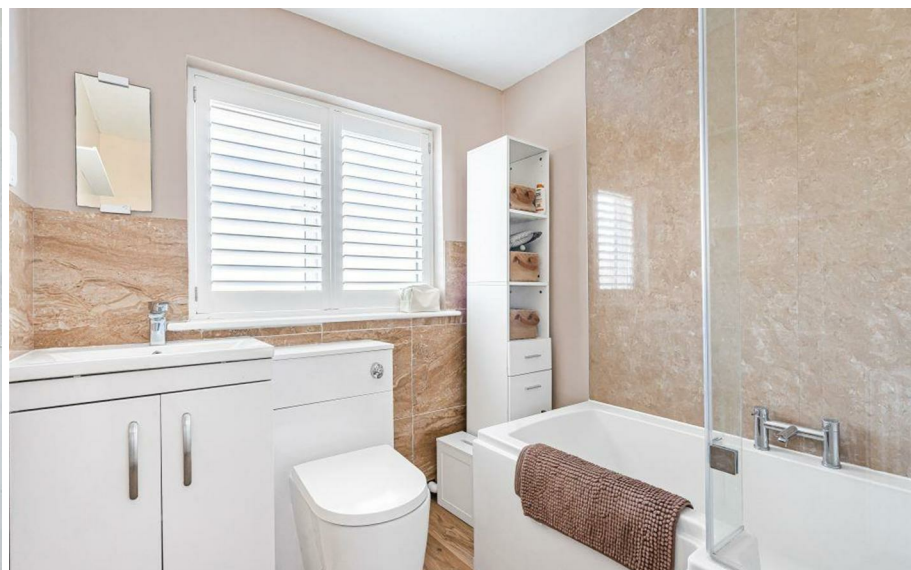
OUTSIDE

To the front of the property there is ample parking with raised beds to borders and bin storage whilst the rear offers a fully enclosed garden by wooden fence panels and brick walls; mainly laid to lawn with patio area and gated side access.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



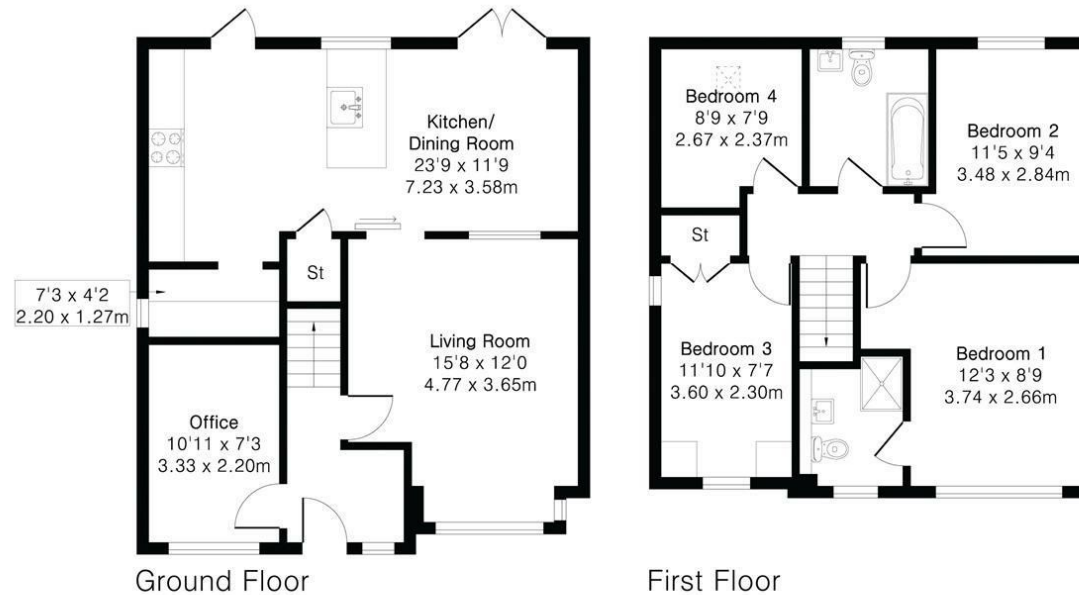
Guide Price £475,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council



Approximate Gross Internal Area 1202 sq ft - 112 sq m

Ground Floor Area 633 sq ft – 59 sq m

First Floor Area 569 sq ft – 53 sq m



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.

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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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