

Sycamore Lane, Ely, CB7 4TP

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Ely,
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Offers In Excess Of £300,000



- No Forward Chain
- Semi-Detached Bungalow
- 2 Double Bedrooms
- Off-Road Parking With Single Garage
- Less Than A Mile From Ely City Centre
- Generous Rear Garden
- Freehold / Council Tax Band C / EPC Rating D

** No Forward Chain **

Cheffins is delighted to offer for sale this well presented semi-detached bungalow located on a popular estate close to the City Centre of Ely!

The property offers an deceptive accommodation with 2 double bedrooms, bathroom with separate cloakroom, living/dining room and kitchen with side access.

Outside the property there is a front and rear garden with driveway providing off-road parking for 1 vehicle and single garage. The rear garden consists of a double width plot, mainly laid to lawn with mature shrubs, trees and plants to borders.

The property further benefitting with being offered to sale with no forward chain and is available to view via appointment. For further information or to arrange a viewing, please contact us.









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 HALL
With door to front, built in cupboard, radiator.

CLOAKROOM
Fitted with a 2-piece suite comprising with a low level w/c and vanity wash hand basin, window to front, radiator.

LIVING / DINING ROOM
With window to front, 2 radiators and electric fireplace, with doors leading to kitchen and inner hallway.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated double oven, 4 ringed gas hob with extractor fan over, sink with mixer tap over, integrated under cupboard fridge, plumbing for washing machine, radiator, window and door to side providing access to the garden.

INNER HALL
With built in storage cupboard, access to loft, doors to bedrooms and bathroom.

BEDROOM 1
With window to rear, radiator.

BEDROOM 2
With 2 windows to rear, radiator.

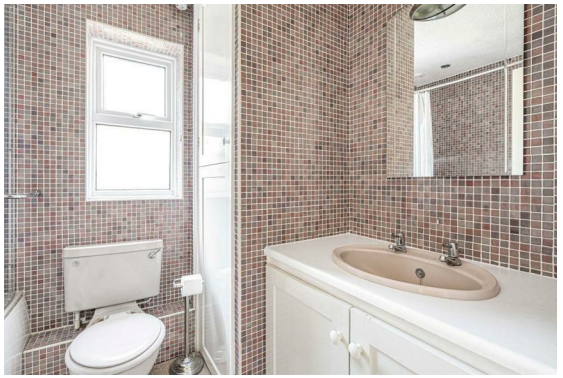
BATHROOM
Fitted with a 3 piece suite comprising low level w/c, vanity wash hand basin, and panelled bath with shower over, heated towel rail, window to side, airing cupboard housing hot water tank.

OUTSIDE
To the front is a low maintenance artificial grassed front with driveway to side providing off-road parking for a vehicle and leading to a single garage. The garage has an electric up and over door, power and light connected, door to side providing access to garden.

The rear consists of a double plot, mainly laid to lawn to side and rear of the property with paved patio and mature shrubs, trees and plants to borders.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.









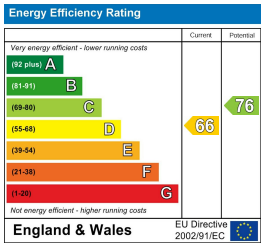












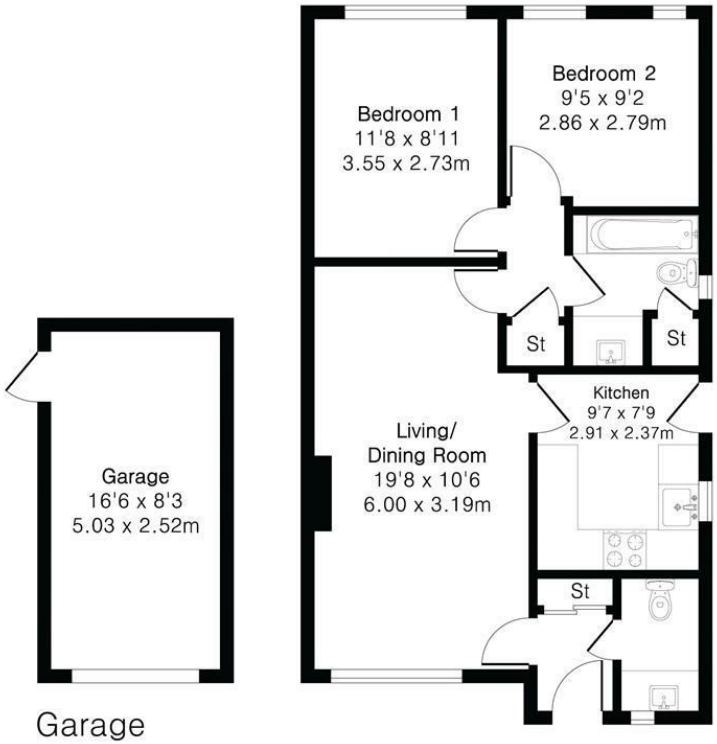
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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Approximate Gross Internal Area 612 sq ft - 57 sq m
(Excluding Garage)
Garage Area 136 sq ft – 13 sq m



PINKPLAN

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.