



Lynn Road, Ely, CB6 1DG

CHEFFINS

Lynn Road

Ely,
CB6 1DG

3 1 1

Guide Price £370,000

- Established End Terrace
- 3 Bedrooms
- Convenient For City Centre
- Spacious Lounge/Dining Room
- Conservatory
- Attractive Front And Rear Gardens
- Double Garage

An established end terrace situated within walking distance to the city centre and comprising entrance hall, kitchen, lounge/dining room, conservatory, three bedrooms and bathroom.

Outside there are front and rear gardens and a double garage. Benefits include gas central heating and UPVC double glazing.





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 aspect, stairs to first floor with understairs storage cupboard, radiator.

LOUNGE/DINING ROOM

With double glazed bay window to front aspect, gas fire with timber surround and marble hearth, television point, glazed door to conservatory, two radiators.

CONSERVATORY

Of UPVC construction with doors to garden, electric heater.

KITCHEN

With stainless steel sink unit and drainer, wall and base level storage units, drawers and work surfaces, cooker point, plumbing for washing machine, space for tumble drier, double glazed window to rear, radiator.

FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder, access to loft.

BATHROOM

With double glazed window to rear, bath with shower above, low level WC, wash basin, radiator.

BEDROOM 1

With double glazed window to rear aspect, radiator.

BEDROOM 2

With double glazed window to front aspect, cupboard housing gas boiler, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator.

OUTSIDE

To the front of the property is a well maintained garden with attractive planting. The rear is accessed via a lane from St Audrey's Way which leads to a double garage with a door into the garden. The garden consists of a lawn with planted borders, greenhouse, brick built store and WC.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - B

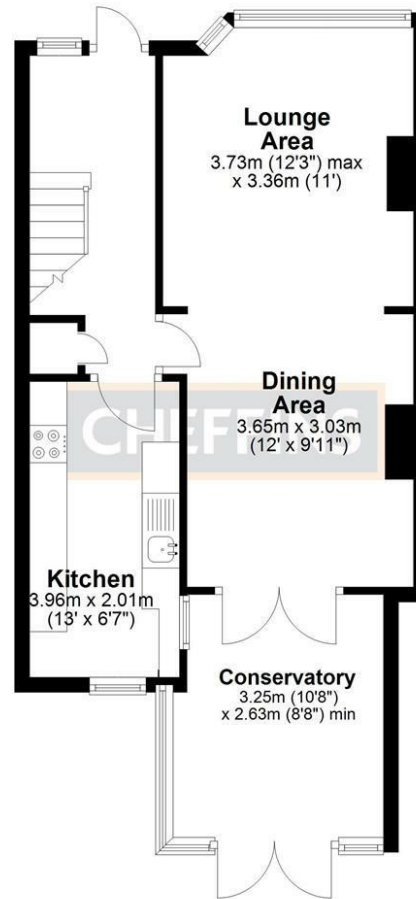
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



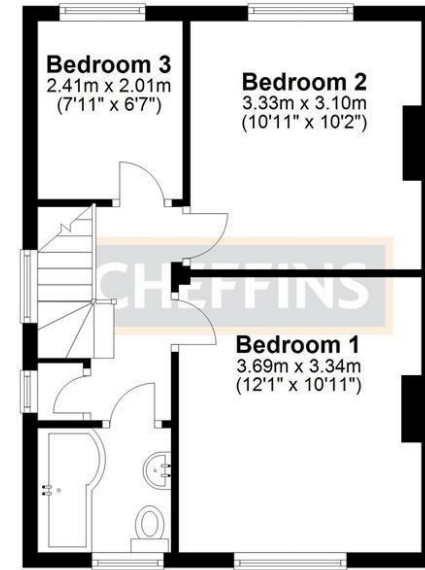
Ground Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Total area: approx. 86.4 sq. metres (929.5 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
EU Directive 2002/91/EC	
England & Wales	

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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council



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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.