

Fitzgerald Close, Ely, CB7 4QD

CHEFFINS

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Ely,
CB7 4QD

2 1 1

Guide Price £250,000



** No Onward Chain **

Cheffins offer to the market this 2 bedroom semi detached house situated in the desirable location of Fitzgerald Close located within Ely.

The properties accommodation comprises of an entrance hall, kitchen, living/dining room, 2 bedrooms and family bathroom whilst the outside offers a driveway leading to single garage to the front and a fully enclosed, mainly laid to lawn garden to the rear with patio section.

An early viewing is highly recommended to avoid disappointment.

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 HALLWAY
With door to front, radiator.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink with mixer tap, space for oven with extractor hood over, space for fridge/freezer, space for washing machine, window to front.

LIVING / DINING ROOM
With stairs rising to first floor, radiator, window and door to rear providing access to the garden.

FIRST FLOOR LANDING

BEDROOM 1
With window to rear, radiator.

BEDROOM 2
With window to front, radiator, loft hatch.

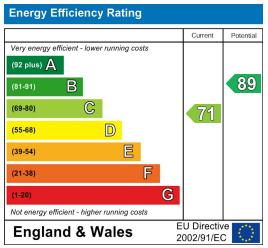
BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, panelled bath with shower over, radiator, window to front, airing cupboard housing the combi boiler.

OUTSIDE
To the front there is a block paved driveway leading to single garage with up and over door and electricity connected whilst the rear offers a mainly laid to lawn garden with patio section and access to garage.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





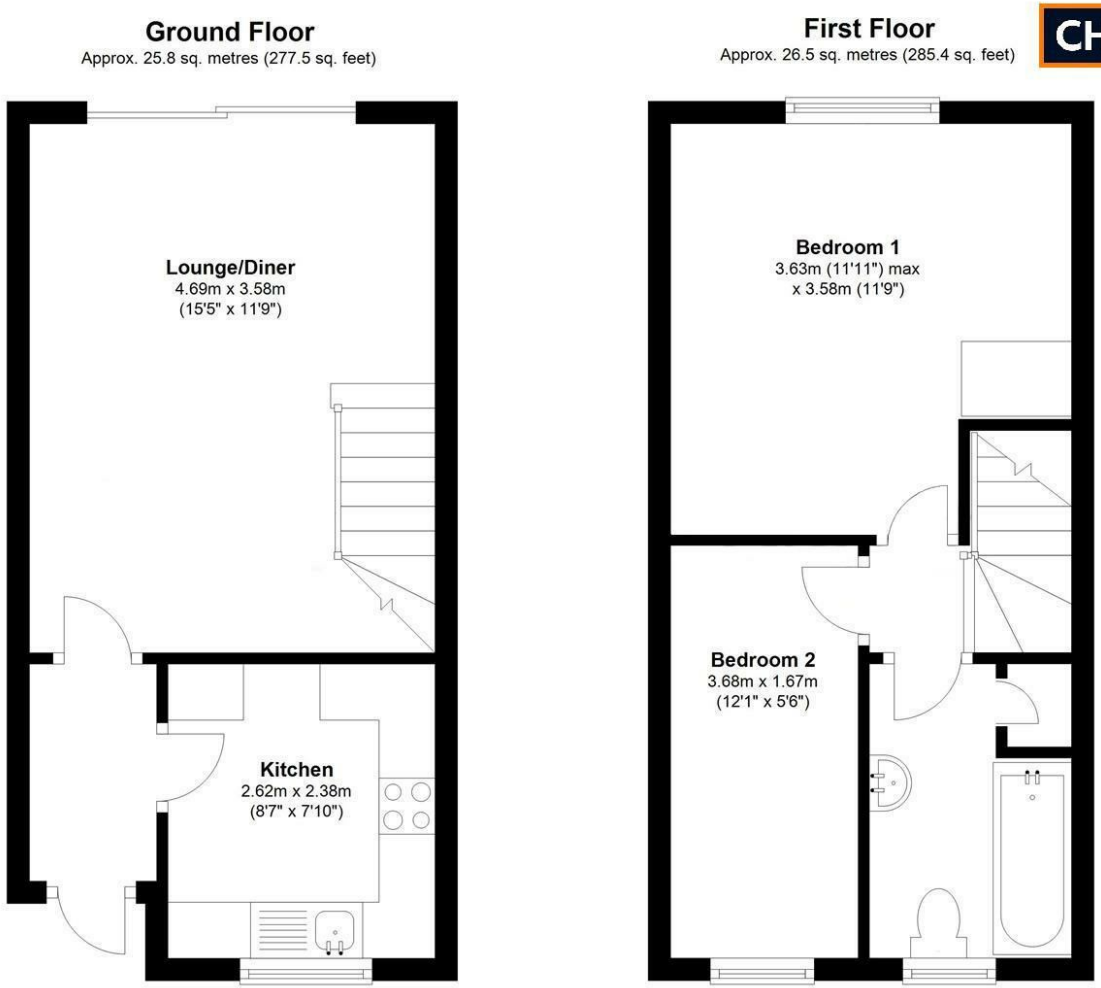


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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire District Council



Total area: approx. 52.3 sq. metres (562.9 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.

25 Market Place, Ely, CB7 4NP I 01353 654900 I cheffins.co.uk

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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.