

£275,000

High Street, Mepal, Ely, Cambridgeshire CB6 2AW



To arrange a viewing call us now on 01354 694900

Step into this BEAUTIFULLY PRESENTED three-bedroom semi-detached home, a perfect HAVEN for families ready to move in and enjoy. Boasting a seamless flow, the ground floor features an INVITING open-plan kitchen, dining, and living area, ideal for modern living and entertaining. A separate OFFICE provides a dedicated space for work or study, while a convenient ground floor cloakroom adds to the practicality. Upstairs, you'll find three comfortable bedrooms and a family bathroom, catering to the needs of a growing family. To the rear of the property, enjoy the convenience of two allocated parking spaces and a fully enclosed garden, offering privacy and a safe space for children to play.

This is more than just a house; it's a home waiting to be filled with laughter and memories.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

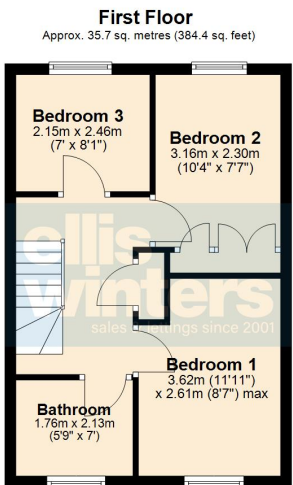
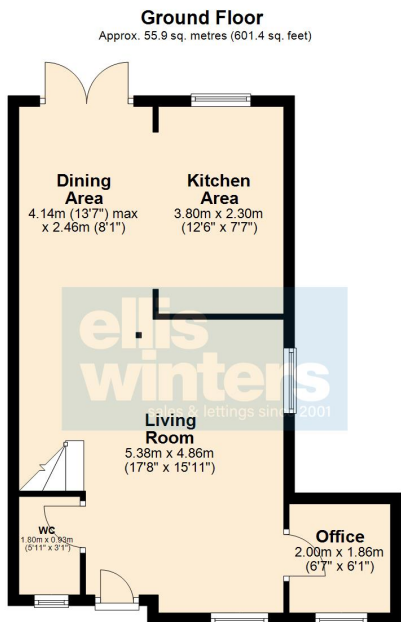
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Total area: approx. 91.6 sq. metres (985.8 sq. feet)

GROUND FLOOR

Living Room
5.38m (17'8") x 4.86m (15'11")
Windows to both front and side, stairs rising to first floor.

Dining Area
4.14m (13'7") max. x 2.46m (8'1")
Open plan to kitchen, double doors leading out to rear garden.

Kitchen Area
3.80m (12'6") x 2.30m (7'7")
Fitted with a contrasting range of wall and base units housing 1 ½ ceramic sink and drainer, single electric oven and four ring induction hob with extractor over, integrated fridge/freezer and washing machine, window to rear.

Office
2.00m (6'7") x 1.86m (6'1")
Window to front.

WC
1.80m (5'11") x 0.93m (3'1")
Fitted with a low level wc and hand wash basin. Window to front.

FIRST FLOOR

Bedroom 1
3.62m (11'11") x 2.61m (8'7") max.
Window to front.

Bedroom 2
3.16m (10'4") x 2.30m (7'7")
Window to rear, fitted wardrobes.

Bedroom 3
2.46m (8'1") x 2.15m (7')
Window to rear.

Bathroom
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to front.

OUTSIDE

The front of the property is enclosed by a low level fence and is laid to gravel. A shared driveway to one side leads to two allocated parking spaces for this property. The rear garden has two paved patio areas, Astroturf and lawn. A rear gate leads to the parking area.

SERVICES
Mains gas, electricity, water and drainage. The property has gas fired central heating.

Freehold
East Cambridgeshire District Council tax band C
Energy rating D

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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