



Gateway Gardens, Ely, CB6 3DE

**CHEFFINS**



## Gateway Gardens

Ely,  
CB6 3DE

An end of terrace townhouse in a highly regarded location. Accommodation comprises entrance hall, kitchen, lounge/dining room three bedrooms (en-suite to master) and bathroom. Enclosed rear garden, garage and allocated parking. Available: 27/05/2025. Minimum 6 month term. Deposit: £1,442. Holding fee: £288. Council tax band: B. EPC C

### 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 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.

3 2 1

£1,250 PCM





## **ENTRANCE HALL**

## **KITCHEN**

with integrated electric cooker, gas hob, extractor, plumbing for washing machine and space for fridge/freezer.

## **LOUNGE/DINING ROOM**

with French doors to rear garden and understairs storage cupboard.

## **CLOAKROOM**

## **FIRST FLOOR**

## **BEDROOM**

## **BEDROOM**

## **BATHROOM**

with wc, hand basin and bath.

## **SECOND FLOOR**

## **MASTER BEDROOM**

with built-in wardrobe.

## **EN-SUITE**

with WC, hand basin and shower cubicle.

## **OUTSIDE**

Enclosed rear garden with gate to parking space and garage.

## **LETTING AGENTS NOTES**

For more information on this property please refer to the Material Information brochure on our Website.



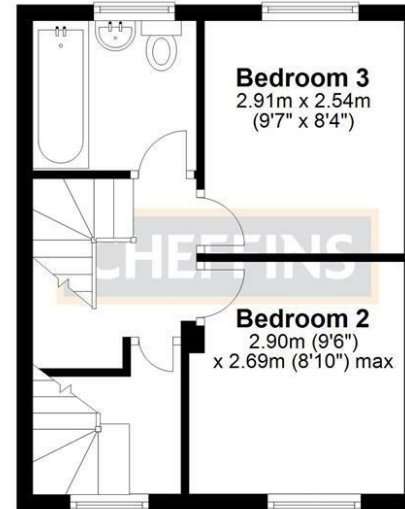
### Ground Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



### First Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



### Second Floor

Approx. 18.6 sq. metres (199.9 sq. feet)



Total area: approx. 73.7 sq. metres (793.4 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.

