



Beresford Road, Ely, CB6 3WD

CHEFFINS

Beresford Road

Ely,
CB6 3WD

Three bedroom townhouse located within the catchment area of St Johns Primary School. Accommodation comprises entrance hall, kitchen, dining/living room, cloakroom, three bedrooms (ensuite to master) and a family bathroom. There is an enclosed garden, garage and parking. Replacement windows will be fitted July/August. Available: 27/06/2025. Deposit: £1,557. Holding fee: £311. Council tax band: C. 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

£1,350 PCM





ENTRANCE HALLWAY

CLOAKROOM

KITCHEN

with oven, gas hob, single oven, extractor, plumbing for dishwasher and washing machine, space for fridge/freezer.

DINING/LIVING ROOM

L-Shaped with French doors to rear garden.



FIRST FLOOR

BEDROOM

BEDROOM

BATHROOM

with WC, basin & bath with shower over.



SECOND FLOOR

BEDROOM

with fitted wardrobes.

EN-SUITE

with WC, basin and shower.


OUTSIDE

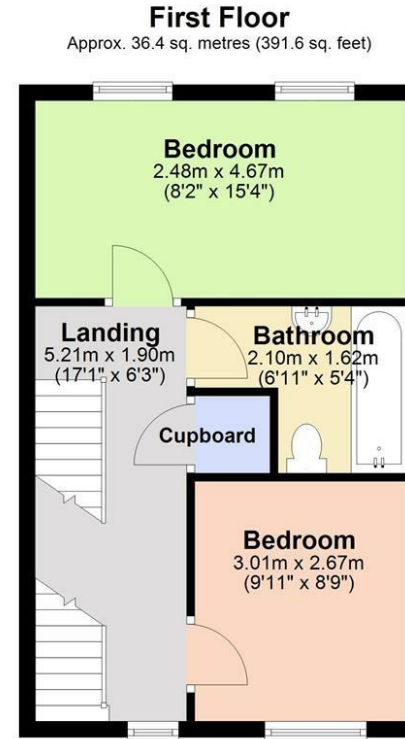
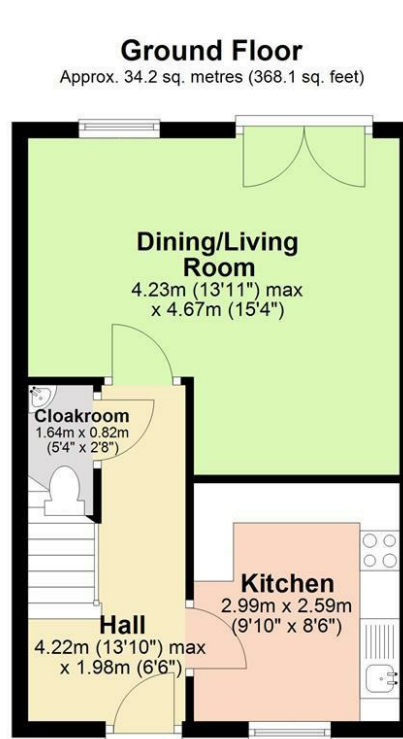
Enclosed rear garden with patio area and lawn, parking and garage.

LETTING AGENTS NOTES

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 98.0 sq. metres (1055.3 sq. feet)

Agents note:

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

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

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.

