



Willow Walk, Ely, CB7 4AT

**CHEFFINS**

# Willow Walk

Ely,  
CB7 4AT

4 2 2

**Guide Price £650,000**

- Detached Family Home
- Prime Location Just a Short Walk to River & City Amenities
- 2 Reception Rooms
- 4 Bedrooms
- Gardens, Driveway & Garage
- No Upward Chain

A detached property situated within a prime central city location, being just a short walk to Ely's riverside. The property briefly includes 4 bedrooms, 2 reception rooms, gardens, driveway and garage and benefits from being offered for sale with no upward chain. Viewing is recommended.





## 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 under stairs storage cupboard, 2 radiators, built-in storage cupboard.

## CLOAKROOM

With low level WC, wash hand basin, double glazed window to front aspect.

## LOUNGE

A dual aspect room with double glazed windows to front and side aspects, 2 radiators, fireplace, parquet flooring. Opening through to:

## GARDEN ROOM

Of upvc construction.

## DINING ROOM

With double glazed window to front aspect, radiator, serving hatch through to:

## KITCHEN / BREAKFAST ROOM

With double stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, space for freestanding cooker, fridge/freezer, radiator, double glazed window to rear aspect. Door through to:

## UTILITY ROOM

With double glazed window to rear aspect, door leading to garden, wall mounted gas fired boiler, plumbing for utilities, butler sink.

## FIRST FLOOR LANDING

With double glazed window to rear aspect, access to loft, airing cupboard housing hot water tank, radiator.

## BEDROOM 1

A dual aspect room with double glazed windows to front and side aspects, radiator, fitted wardrobes and cupboards.

## ENSUITE

With shower cubicle, wash hand basin, double glazed window to rear aspect, radiator.

## BEDROOM 2

With double glazed window to front aspect, radiator, fitted wardrobe.

## BEDROOM 3

With double glazed window to front aspect, radiator, fitted wardrobe.

## BEDROOM 4

With double glazed window to side aspect, radiator, fitted wardrobe.

## BATHROOM

With suite comprising panel bath with shower above, low level WC, vanity inset wash basin, radiator, double glazed window to rear aspect.

## OUTSIDE

To the front of the property you will find a well maintained garden with lawn and established borders containing a variety of plants and shrubs, low level brick wall, low level hedging and pathway to front door. Side access leads to the rear of the property where you will find a well maintained, well designed thought out garden with lawn, established borders, paved patio, driveway leading to a single garage with double doors to front, and personnel door to side.

## 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 - E

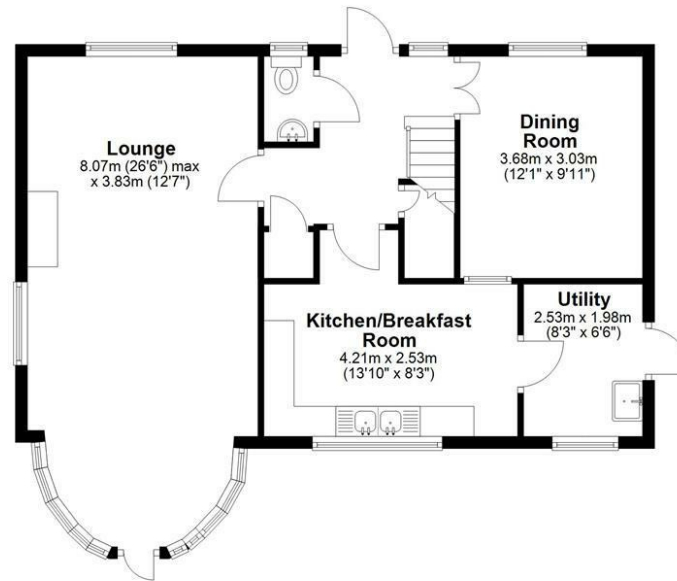
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



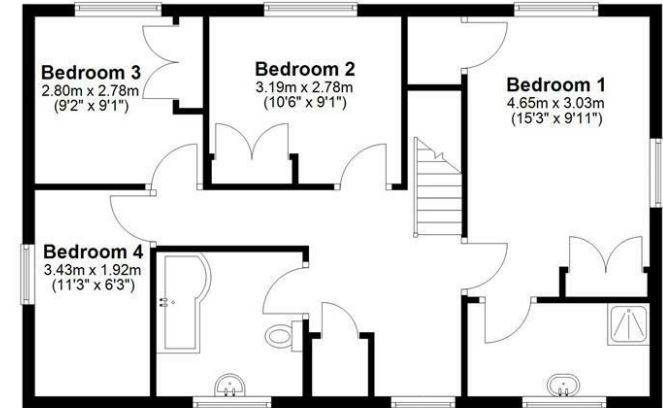
### Ground Floor

Approx. 69.0 sq. metres (743.1 sq. feet)



### First Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	79
EU Directive 2002/91/EC			

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Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

Total area: approx. 133.4 sq. metres (1436.3 sq. feet)

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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.