



Merivale Way, Ely, CB7 4GQ





# Merivale Way

Ely,

CB7 4GQ

- Mid Terrace Townhouse
- Versatile Accommodation
- 3 / 4 Bedrooms
- Enclosed Garden to Rear
- Allocated Parking & Garage
- Sought After Development
- Overlooking Green to Front
- Freehold / Council Tax Band C

This immaculately presented and versatile four-bedroom mid terrace townhouse, with views over a green, is situated in a sought-after modern development.

The property offers light, spacious, and beautifully maintained living spaces across three floors. The ground floor features an entrance hall, a downstairs shower room, a kitchen/dining room, and a flexible room that can serve as either an office, a fourth bedroom or formal dining room. The first floor has a living room and the third bedroom, while the top floor accommodates two double bedrooms, an en suite, and a main bathroom. It benefits from double glazing and gas central heating throughout which is controlled by a tado smart thermostat

Externally, the house boasts an enclosed rear garden with both paved and grassed areas, alongside off-road parking and a garage located at the back. The front offers a convenient storage cupboard and a low-maintenance garden, perfect for setting up tables and chairs with a view of the green.

This property represents an outstanding opportunity to acquire a home in excellent condition and viewing is highly recommended.



## Guide Price £370,000





## 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, radiator, wall mounted fuse box, tiled floor, under stairs cupboard, stairs leading to the first floor.

**SHOWER ROOM**

With suite comprising tiled shower cubicle, low level WC, wash hand basin, radiator, tiled floor, wall mounted storage cupboards, extractor fan.

**KITCHEN / DINING ROOM**

With double glazed window to the rear aspect, door leading to the rear garden. Kitchen fitted with matching eye and base level storage units with drawers and work surfaces, built-in Bosch oven with 4-ring gas hob and extractor hood over, tiled splashbacks, 1 1/4 stainless steel sink unit with waste disposal and drainer, radiator, space for fridge/freezer, plumbing for dishwasher, double width utilities cupboard with work surfaces and housing the gas boiler, there is also plumbing for washing machine and space for tumble drier.

**BEDROOM 4 / OFFICE**

With double glazed window to front aspect, radiator.

**FIRST FLOOR LANDING**

With double glazed window to front aspect, radiator, stairs leading to the first floor.

**LIVING ROOM**

With double glazed windows to the rear aspect, 2 radiators.

**BEDROOM 3**

With double glazed window to front aspect, radiator.

**SECOND FLOOR LANDING**

With access to partially boarded loft space via retractable ladder.

**BATHROOM**

With suite comprising panel bath with hand-held shower attachment, low level WC, wash hand basin, tiled floor, radiator, extractor fan.

**BEDROOM 1**

With double glazed window to rear aspect, radiator, fitted wardrobes.

**ENSUITE**

With obscured double glazed window to rear aspect, suite comprising tiled shower cubicle, low level WC, wash hand basin, radiator, tiled floor, extractor fan.

**BEDROOM 2**

With double glazed window to front aspect, radiator, storage cupboard housing the hot water cylinder.

**OUTSIDE**

There is an enclosed rear garden with paved areas for tables and chairs and lawned area, together with borders containing a variety of plants and flowers. A rear gate leads to the off road allocated parking and leasehold garage.

To the front there is a storage cupboard, access to the gas and electric meters and low maintenance garden which is perfect for tables and chairs overlooking a green space.

**MATERIAL INFORMATION**

Tenure - house - freehold. Garage - leasehold

Length of lease - expires 2161

Annual ground rent amount - £33.61 in respect of the garage

Ground rent review period - tbc

Annual service charge amount - £262.45

Service charge review period - tbc

Council tax band - C

**AGENTS NOTES**

The property is traditionally built of brick elevations under a tiled roof

Mains water, electricity, gas and drainage are connected

Flood Risk - According to information obtained from the Environment Agency website flood risk within the area is detailed below:

Surface water - low

Rivers and Sea - very low

Reservoirs - unlikely

Ground water - unlikely

Ultra Fast Fibre Broadband is connected to the property

Mobile coverage - according to ofcom.org.uk, mobile coverage for voice is indicated to be 'good' for 4 out of 4 main providers checked and data coverage is indicated as 'good' for 3 out of 4 providers checked.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.

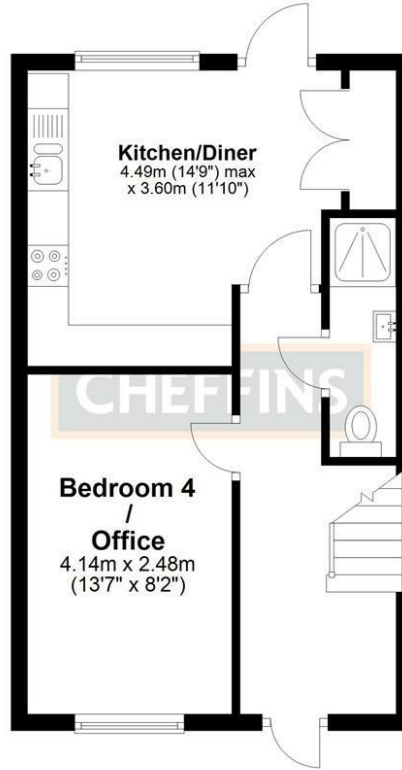




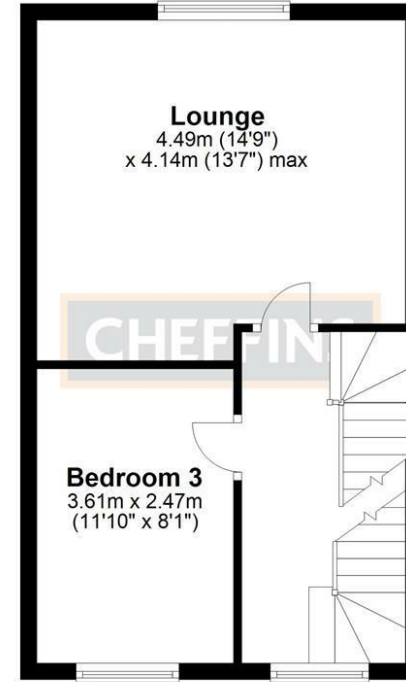




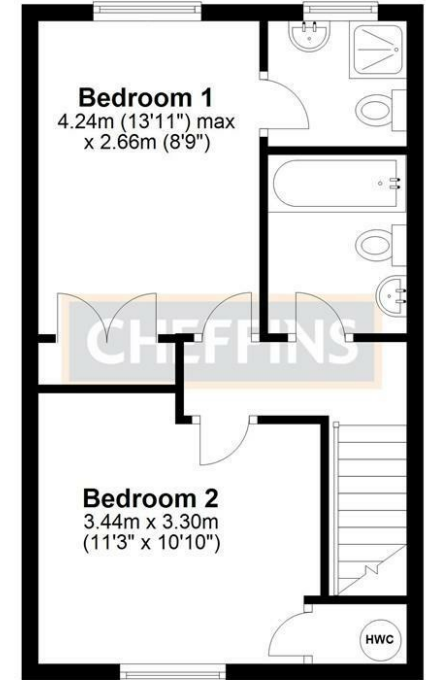
**Ground Floor**  
Approx. 35.2 sq. metres (378.4 sq. feet)



**First Floor**  
Approx. 35.5 sq. metres (382.0 sq. feet)



**Second Floor**  
Approx. 34.8 sq. metres (374.1 sq. feet)



Total area: approx. 105.4 sq. metres (1134.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £370,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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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.