



Kings Avenue, Ely, CB7 4PJ

**CHEFFINS**



# Kings Avenue

Ely,  
CB7 4PJ

3 2 2

Guide Price £340,000

- Extended Townhouse
- Beautifully Maintained
- 3 Double Bedrooms (Master with Ensuite & Dressing Area)
- 2 Reception Rooms
- Gas Central Heating & Double Glazing
- Off Road Parking & Garage
- Larger Than Average Plot
- Facing Green to Front
- Freehold / Council Tax Band C

This beautifully maintained extended end of terrace townhouse, boasting three spacious double bedrooms with views over an open green, is showcased by its current owners in exceptional condition.

The well-appointed layout includes an entrance hall, a cloakroom, a kitchen equipped with a breakfast bar, a living room, and a ground floor extension presently serving as a dining room. The property features three double bedrooms, with the main bedroom benefiting from an ensuite and a dressing area, alongside a family bathroom. As well as double-glazed windows and gas-fired central heating, the house offers ample storage throughout.

Externally, the property sits on larger than average plot for its house type, featuring a landscaped garden at rear, extra garden space to the side with storage shed, and a low-maintenance front garden facing the green. Additionally, it benefits from a garage and designated off-street parking.





## 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, useful storage cupboard, laminate flooring, stairs leading to the first floor.

## CLOAKROOM

With obscured double glazed window to the front aspect, low level WC, wash basin, radiator, wall mounted fuse box, tiled floor.

## KITCHEN

With double glazed window to front aspect, fitted with eye and base level storage units, drawers and work surfaces, built-in oven, 4-ring gas hob with extractor hood over, stainless steel 1 1/4 sink unit and drainer, tiled splashbacks, plumbing for dishwasher and washing machine, space for fridge/freezer, cupboard housing gas boiler, breakfast bar, tiled floor.

## LIVING ROOM

With laminate flooring, radiator, useful storage cupboard, double glazed sliding doors into:

## DINING ROOM

With laminate flooring, electric heater, sliding patio doors to the rear garden.

## FIRST FLOOR LANDING

With radiator, stairs leading to the second floor.

## BEDROOM 2

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

## BEDROOM 3

With double glazed window to the front aspect, fitted wardrobes, radiator.

## BATHROOM

With suite comprising panel bath with shower/mixer attachment, low level WC, wash basin with vanity unit, large wall mounted mirror, tiled floor, extractor fan, shaving point, heated towel rail.

## SECOND FLOOR

### BEDROOM 1

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

### DRESSING AREA

With velux roof light, fitted wardrobes, radiator.

### ENSUITE

With velux roof light, double width tiled shower cubicle, low level WC, wash basin with vanity unit, shaving point, heated towel rail, tiled flooring, storage cupboard, extractor fan.

## OUTSIDE

To the rear there is an enclosed landscaped split level garden with lawned area and paved patio area with pergola perfect for table and chairs. There are borders with a variety of shrubs and plants and extra space to the side of the property with storage shed. A rear gate leads to the garage with 1 parking in front. There rear garden also contains an outside tap.

To the front of the property there is a low maintenance paved garden with outside tap overlooking the green.

## AGENT NOTES

The property is traditionally built of brick elevations

under a tiled roof

Mains water, gas, electricity and drainage are connected

Tenure - house - freehold. Garage - leasehold  
Length of lease - garage - approximately 137 years of an original 155 year lease remaining (expires 2161)  
Annual ground rent amount (garage) - £35.00 per annum payable in December  
Ground rent review period - tbc  
Annual service charge amount (house) - £240.00 per annum payable in January  
Service charge review period - tbc  
Council tax band - C

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

Surface water - very low  
Rivers and Sea - very low  
Reservoirs - unlikely  
Ground water - unlikely

Ultra fast full 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

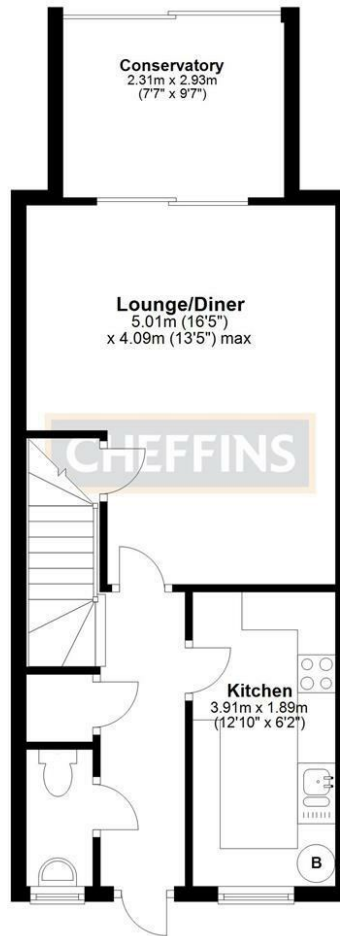
Strictly by appointment with the Agents.



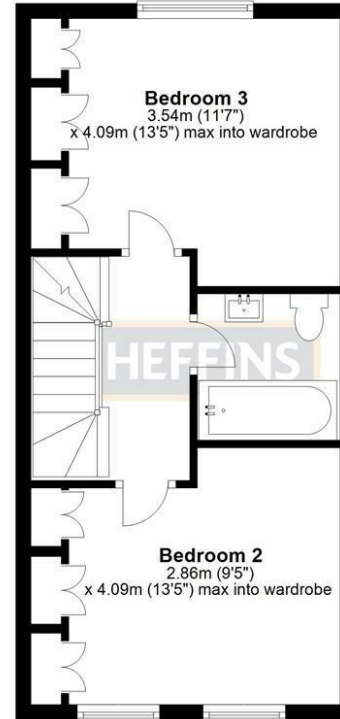




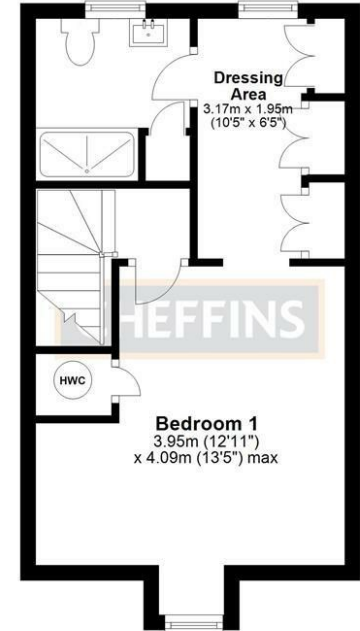
**Ground Floor**  
Approx. 43.9 sq. metres (472.4 sq. feet)



**First Floor**  
Approx. 37.0 sq. metres (398.7 sq. feet)



**Second Floor**  
Approx. 30.1 sq. metres (323.8 sq. feet)



Total area: approx. 111.0 sq. metres (1194.8 sq. feet)

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

Guide Price £340,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire District Council



25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.