



The Medway, Ely, CB6 2WU

CHEFFINS

The Medway

Ely,
CB6 2WU

- Highly Regarded Location
- 3-Storey Townhouse
- 3/4 Bedrooms
- Garage & Parking
- No Upward Chain
- Freehold/ Council Tax C / EPC C

Situated on a highly regarded modern development, this 3-storey townhouse offers versatile accommodation which includes entrance hall, cloakroom, ground floor bedroom 4/dining room, kitchen, first floor lounge and bedroom, second floor master bedroom with ensuite, further bedroom and bathroom. There is also a single garage, parking and small garden and no upward chain.

The property is close to Lantern and Isle of Ely primary schools and Ely College, together with being convenient for the city centre.

3 2 2

Guide Price £359,950





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, laminate flooring.

CLOAKROOM

With hand basin, low level WC, part tiled walls, radiator, laminate flooring.

BEDROOM 4 / DINING ROOM

With radiator, laminate flooring.

KITCHEN / BREAKFAST ROOM

With single sink unit and drainer, fitted with a range of matching units and complementary work surfaces including base units, wall mounted units and drawers, integral fridge/freezer, plumbing for washing machine and dishwasher, under stairs storage cupboard, tiled floor, door leading through to the rear garden, laminate flooring.

FIRST FLOOR LANDING

LOUNGE

With laminate flooring, feature fireplace with electric fire, radiator, laminate flooring.

BEDROOM 3

With radiator, laminate flooring.

SECOND FLOOR LANDING

With airing cupboard.

MASTER BEDROOM

With radiator, fitted double and single wardrobes, laminate flooring.

ENSUITE

Refitted suite. With shower cubicle, low level WC, pedestal hand basin, radiator.

BEDROOM 2

With fitted double and single wardrobes, radiator, laminate flooring.

BATHROOM

With suite comprising low level WC, pedestal hand basin, panelled bath with shower attachment, radiator.

OUTSIDE

To the front of the property there is an open plan mature garden area. To the rear there is a landscaped garden with sandstone patio and a good selection of shrubs and plants. Gated access leads to the rear where there is a single garage fitted with metal up and over door and having electricity connected and further parking to the front of the garage.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

AGENT NOTES

Tenure - Freehold

Council Tax Band - C

Property Type - Three Storey Townhouse

Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Footage - 1194 according to the EPC

Parking - Driveway and garage

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas Radiator
Heating

Broadband Connected - yes

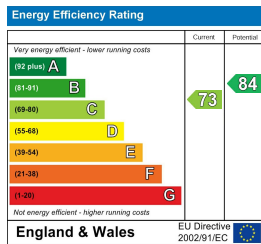
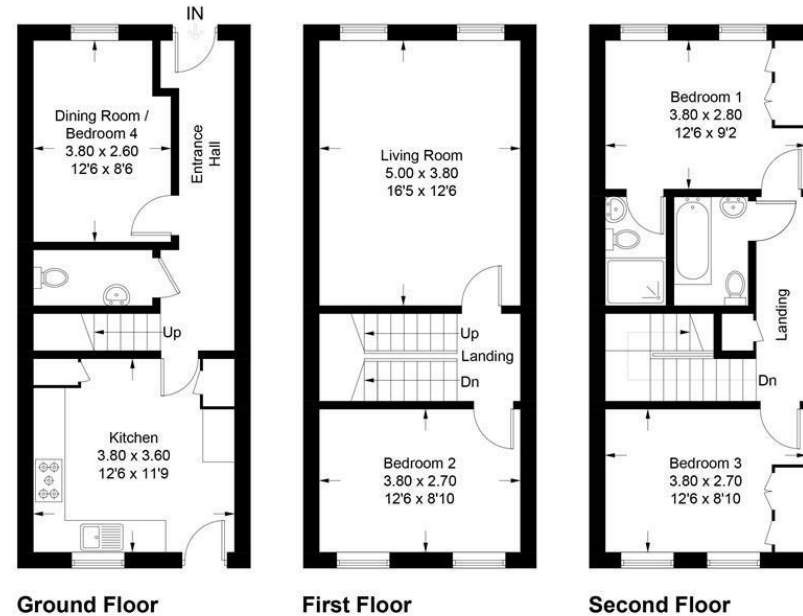
Broadband Type - fibre to the property

Mobile Signal/Coverage - According to ofcom.org.uk mobile coverage is likely for four of the main providers checked





Approximate Gross Internal Area = 110.0 sq m / 1184 sq ft



Guide Price £359,950

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Local Authority - East Cambs District

Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID677065)

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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.