



Three Cups Walk, Ely, CB7 4AN

**CHEFFINS**



## Three Cups Walk

Ely,  
CB7 4AN

- New 3-Storey Home
- Prime Central City Location
- Stunning Cathedral Views to Rear
- 4 Spacious Double Bedrooms (2 Ensuite) & Shower Room
- Open Plan Living/Dining/Kitchen
- Enclosed Rear Garden
- Covered Parking with Roof Terrace
- Walking Distance to Railway Station, River & Parks
- High Specification

A stunning private development of 5 new spacious townhouses situated within a prime central City location close to mainline railway station, popular riverside area and parks. Offering substantial accommodation, car parking and finished to a high specification with contemporary fittings, viewing is highly recommended.

4 3 1

Guide Price £720,000





## 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 rail hub allowing countryside travel including an electrified rail service to Cambridge and London.

## DESCRIPTION

A substantial 3-storey home comprising on the ground floor cloakroom and superb open plan 31' living/dining/kitchen with quality fittings. On the first floor there are 2 double bedrooms, both with ensuites and on the second floor there are 2 further double bedrooms and spacious shower room. Outside and to the front of the property there is covered parking with large terrace above enclosed by glazed screens. To the rear there is a paved garden enclosed by walling.

Benefits include gas central heating (under floor heating to ground floor) and flooring has been supplied throughout being a combination of carpeting and Porcelanosa tiling.

## OPEN PLAN LIVING/DINING/KITCHEN

With door and double glazed window to front aspect, telephone point, television point, stairs to first floor with glazed panels, under stairs storage cupboard, under floor heating.

**KITCHEN AREA** with superb John Lewis kitchen comprising a range of grey eye and base level storage units and drawers with quartz work surfaces and undermounted sink, integrated appliances including 3 Neff side-by-side ovens and warming drawer, dishwasher, washing machine and fridge/freezer, quartz island unit with grey base level storage units and breakfast bar, Neff electric hob and pop-up extractor fan, cupboard housing gas fired central heating boiler, bi-fold doors onto rear garden, Porcelanosa tiled floor with under floor heating.

## FIRST FLOOR LANDING

With glazed balustrade leading to stairs to the second floor, radiator.

## BEDROOM 1

(L shaped). With 2 double glazed windows to rear aspect giving a partial view of the Cathedral, television point, 2 radiators.

## ENSUITE

With double size shower cubicle, low level WC, vanity unit with wash basin, Porcelanosa tiling, heated towel rail.

## BEDROOM 2

With 2 double glazed windows to front aspect giving an attractive open view, television point, 2 radiators.

## ENSUITE

With shower cubicle, panel bath, vanity unit with wash basin, built-in WC, Porcelanosa tiling and heated towel rail.

## SECOND FLOOR LANDING

With glazed balustrade, skylight.

## BEDROOM 3

(L shaped and with partially sloping ceilings). With double glazed window to rear aspect giving a partial view of Ely Cathedral, television point, radiator.

## SHOWER ROOM

With large shower cubicle, low level WC, vanity unit with wash basin, skylight, Porcelanosa tiling, heated towel rail.

## BEDROOM 4

(L shaped and with partially sloping ceilings). With double glazed window to front aspect giving a most attractive elevated view, television point, radiator.

## OUTSIDE

Upon entering the development there is a shared access/turning area leading to a private covered car port to the front of the property providing side-by-side parking. Steps lead up to the front door and a superb roof terrace above the car port enclosed by glazed screens and offering an excellent view across the meadow to the side. There is also an electric point and gated pedestrian access leading to the rear garden. The rear garden is fully enclosed by walling. The garden has been laid with paving to provide easy maintenance and a perfect outdoor seating environment. There is an external electric point and a further pedestrian access leading out to the rear and onto Forehill.

## AGENTS NOTES

1. There will be a Management Company overseeing the upkeep of the development and all communal areas with the intention that each property owner is a member of the Management Company. There will be a service charge contributing towards any maintenance with the details to be confirmed.

2. The property will have a new build warranty.

3. The photographs contained within these particulars were taken in number 9 which was used as a show home, please note the furnishings have now been removed and the images are for guidance only.

## AGENT NOTES

Tenure - freehold

Annual Service Charge - still to be determined, awaiting confirmation by developer

Service Charge Review Period - to be confirmed

Council Tax Band - new build, awaiting assessment

Property Type - three storey townhouse

Property Construction - standard

Number & Types of Room - Please refer to the floorplan

Square Footage - 1,733 according to the floorplan

Parking - carport and space

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources -

Broadband Connected - no

Broadband Type - according to ofcom.org.uk, Standard (17 Mbps), Superfast (80 Mbps) and Ultrafast (1000 Mbps) is available within the area, highest available download speeds shown in brackets.

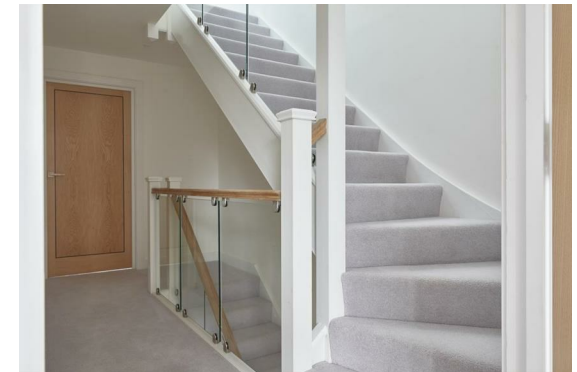
Mobile Signal/Coverage - according to ofcom.org.uk, mobile voice coverage is likely for four of the main providers and data coverage likely for two of the four main providers.

Rights of Way, Easements, Covenants - shared access for residents leading to their parking

Conservation Area - yes

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.






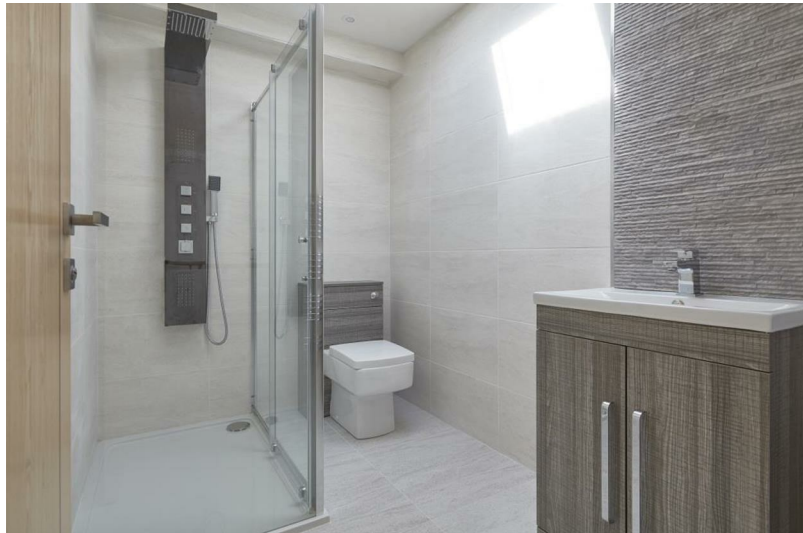








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



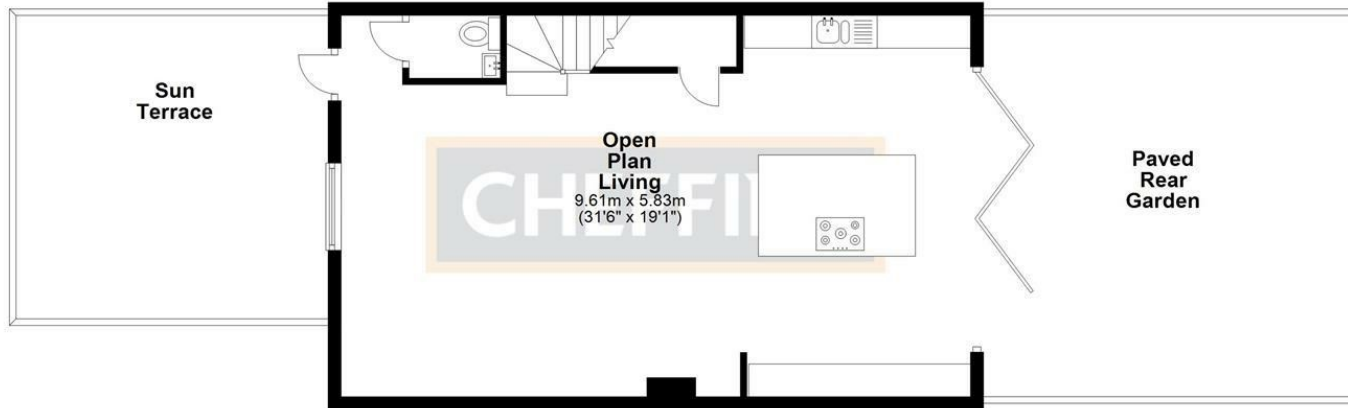
Guide Price £720,000  
 Tenure - Freehold  
 Council Tax Band - New Build  
 Local Authority - East Cambs District Council



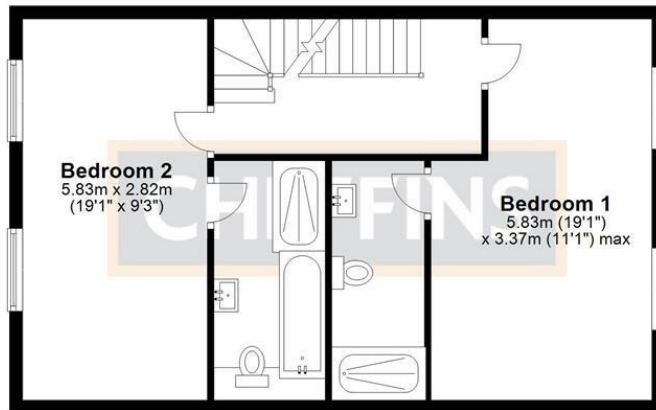




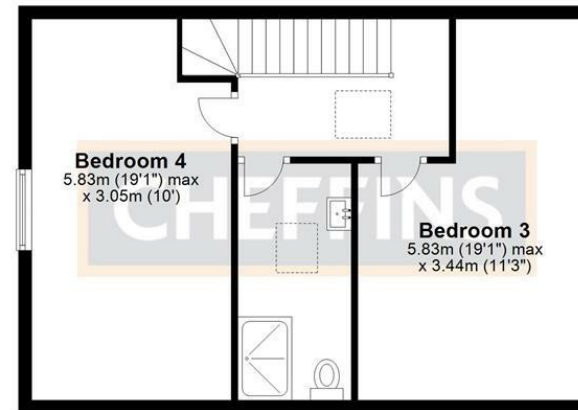
**Ground Floor**  
Approx. 56.0 sq. metres (602.6 sq. feet)



**First Floor**  
Approx. 56.0 sq. metres (602.6 sq. feet)



**Second Floor**  
Approx. 49.0 sq. metres (527.7 sq. feet)



Total area: approx. 161.0 sq. metres (1733.0 sq. feet)



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25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.