



FOR SALE
CHEFFINS
01353 654900

Chestnut Way, Mepal, CB6 2YR

CHEFFINS

Chestnut Way

Mepal,
CB6 2YR

- Updated Detached Bungalow
- Corner Plot
- 3 Double Bedrooms (Master with Refitted Ensuite)
- Refitted Kitchen / Breakfast Room
- Spacious Lounge
- Well Maintained Gardens, Driveway & Garage
- Freehold / Council Tax Band D / EPC Rating C

A modernised detached bungalow situated on a corner plot and comprising entrance hall, refitted kitchen/breakfast room, utility room, spacious lounge, 3 double bedrooms (master with refitted ensuite) and refitted bathroom, together with well maintained front and rear gardens, driveway and garage.

The property is offered for sale with no upward chain and has the benefit of upvc double glazing and gas central heating.

3 2 1

Guide Price £360,000





LOCATION

Mepal is a small village situated approximately 8 miles West of Ely and approximately 18 miles North of Cambridge. Facilities include a primary school and a post office/shop. A well respected independent school and mainline station to London and Cambridge can be found in Ely together with the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants



ENTRANCE HALL

With door to front aspect, cupboard housing gas fired combination boiler, radiator.

KITCHEN / BREAKFAST ROOM

Refitted with a range of wall and base level storage units and drawers, together with matching work surfaces, built-in Bosch electric double oven, gas hob and extractor hood, fridge and freezer, stainless steel sink unit and drainer, double glazed window, radiator. Door to:

UTILITY

Of brick and upvc construction with door onto garden with base level storage unit and worktop, plumbing for washing machine.

LOUNGE

With double glazed window to side aspect and French doors to rear garden, electric fire, telephone point, television point, double glazed French doors to rear garden, 2 radiators.

BEDROOM 1

With a range of built-in wardrobes and dressing table, double glazed bay window to rear aspect, radiator.

ENSUITE

Refitted with shower cubicle, built-in WC and wash basin with storage, double glazed window to side aspect, heated towel rail.

BEDROOM 2

With double glazed bay window to front aspect, built-in wardrobes and drawers, radiator.

BEDROOM 3

With double glazed bay window to front aspect, radiator.

SHOWER ROOM

Refitted with walk-in shower, built-in WC and wash basin with storage beneath, double glazed window to front aspect, heated towel rail.

OUTSIDE

The property is situated on a corner plot and to the front there is an open plan shingled garden. To the side there is a driveway providing off street parking, leading to a single garage with metal up and over door, power and light connected and personnel door into the rear garden. There is also gated pedestrian access into the garden which offers an excellent degree of privacy and has an extended area of paving, a lawn and mature bushes. There is also a further area of garden alongside the bungalow which is useful for a barbecue area or storage.

AGENT NOTES

Tenure - freehold

Council Tax Band - D

Property Type - bungalow

Property Construction - standard construction

Number & Types of Room - Please refer to the

floorplan

Square Footage - 921 according to the floorplan

Parking - driveway and garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators

Broadband Connected - no

Broadband Type - according to Ofcom.org.uk, standard, superfast and ultrafast are available in the area (standard 22Mbps, superfast 75Mbps and ultrafast 1000Mbps). Highest available download speeds shown in brackets.

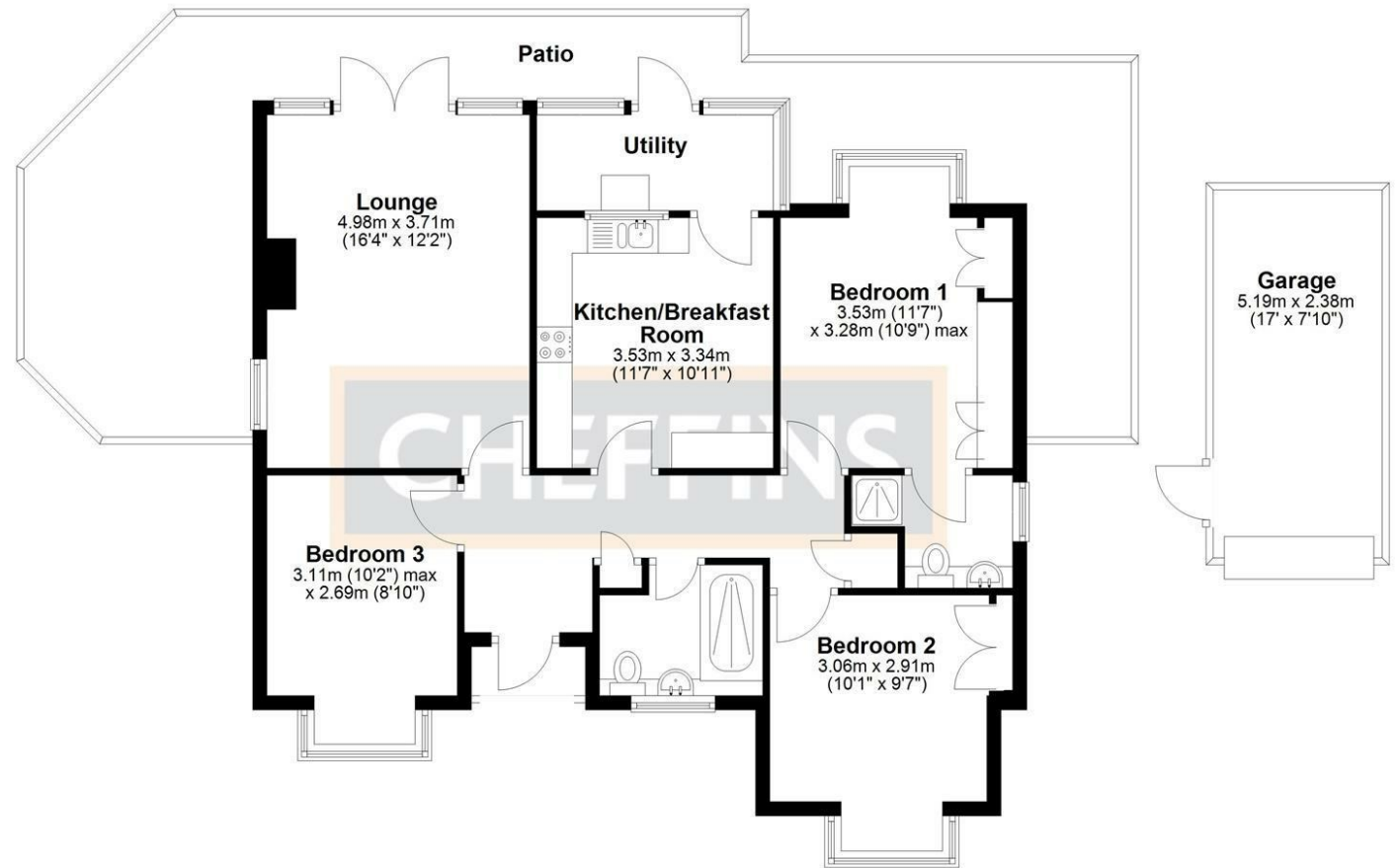
Mobile Signal/Coverage - according to Ofcom.org.uk there is limited mobile coverage for 4 of the main providers checked

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Ground Floor
Approx. 85.6 sq. metres (921.7 sq. feet)



Total area: approx. 85.6 sq. metres (921.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	71
England & Wales	EU Directive 2002/91/EC

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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.