



Cambridge Road, Ely, CB7 4HX

**CHEFFINS**

## Cambridge Road

Ely,  
CB7 4HX

- Popular City Location
- 3-Storey Townhouse
- 4 Bedrooms (2 Ensuite)
- Enclosed Garden to Rear
- Gated Allocated Parking
- Immaculately Presented
- Freehold / Council Tax Band D / EPC Rating TBC

An immaculately presented townhouse situated in the popular Cambridge Road location within walking distance of the city amenities and mainline railway station. Accommodation comprises spacious entrance hall, updated kitchen, cloakroom, lounge, 4 bedrooms over the first and second floors (master bedroom and bedroom 2 have ensembles) and family bathroom, together with enclosed rear garden and gated allocated parking.

4 3 1

Guide Price £495,000





## 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, engineered oak flooring, radiator.

**CLOAKROOM**

With low level WC, wash hand basin, tiled flooring, tiled splashback, radiator.

**KITCHEN**

Updated with 1 1/4 sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, induction hob with extractor hood above, wall mounted gas fired boiler, double glazed sash windows to front aspect, integral fridge/freezer.

**LOUNGE**

With double glazed French doors to rear garden, 2 vertical radiators, oak flooring.

**FIRST FLOOR LANDING**

With stairs to second floor, radiator.

**BEDROOM 1**

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

**ENSUITE**

Comprising double size walk-in shower cubicle, low level WC, wash hand basin, heated towel rail, tiled splashback.

**BEDROOM 2**

With 2 double glazed sash windows to front aspect, radiator.

**ENSUITE**

With tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

**SECOND FLOOR LANDING****BEDROOM 3**

With built-in wardrobes, double glazed window to rear aspect, radiator.

**BEDROOM 4**

With double glazed window to front aspect, radiator.

**BATHROOM**

With suite comprising panel bath with shower attachment, low level WC, wash hand basin, radiator.

**OUTSIDE**

To the front of the property you will find a well presented courtyard garden with wrought iron fence boundary and gated access. To the rear there is a fully enclosed low maintenance garden with Indian Sandstone paving slabs. Gated access leads to enclosed private allocated parking.

**AGENT NOTES**

Tenure - freehold

Annual service charge - £550.00

Council Tax Band - D

Property Type - townhouse

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 1333 according to the floorplan

Parking - allocated parking 2 spaces

**Utilities / Services**

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas central heating

Broadband Connected - yes - BT fibre

Broadband Type - according to Ofcom.org.uk, standard, superfast and ultrafast broadband are available in the area with ultrafast having a maximum download speed of 1000Mbps

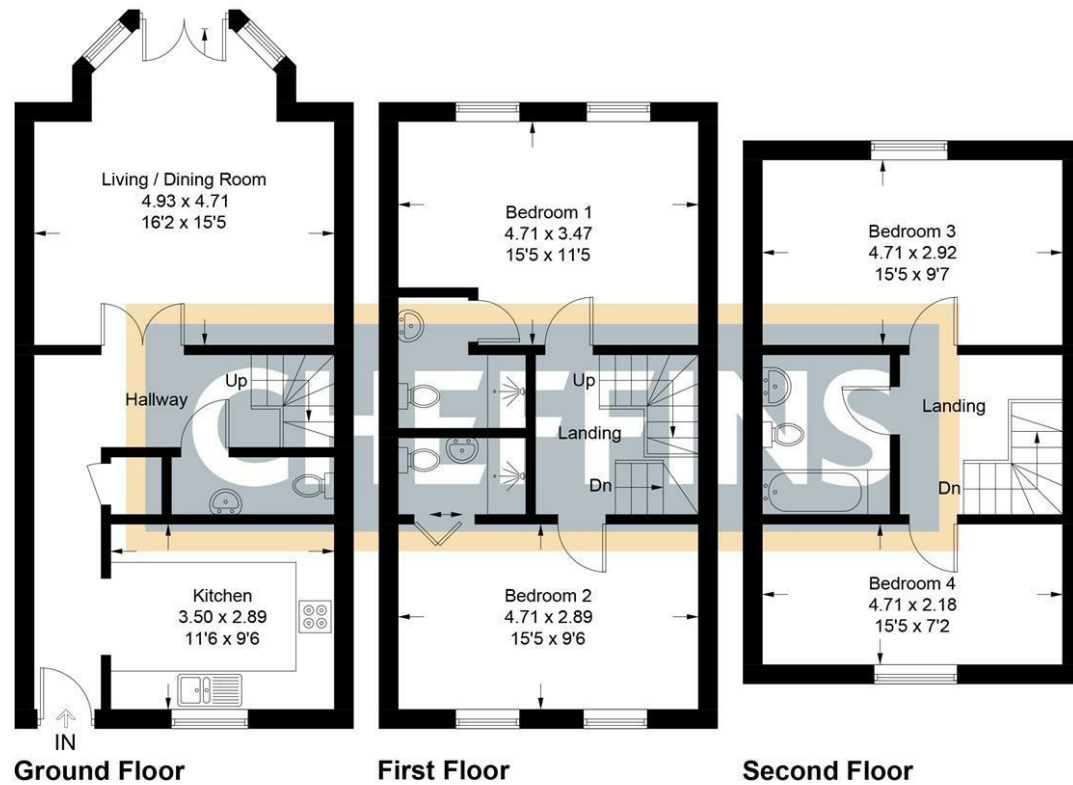
Mobile Signal/Coverage - according to Ofcom.org.uk, both 'voice' and 'data' are indicated to be likely for 4 out of the 4 main providers checked

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



Approximate Gross Internal Area = 123.9 sq m / 1333 sq ft



Energy Efficiency Rating	
Current	Potential
77	88
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 £495,000

Tenure - Freehold

Council Tax Band - D

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. (ID1101562)

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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.