



Kings Avenue, Ely, CB7 4PJ



Kings Avenue

Ely,
CB7 4PJ

- 3 Bedroom Townhouse Overlooking Green to the Front
- No Upward Chain
- 3 Bedrooms
- Lounge & Study/Bedroom 4
- Kitchen/Dining Room
- Garden, Garage & Parking
- Freehold / Council Tax Band C / EPC Rating C

A spacious townhouse with an attractive outlook to the front across a green and offered for sale with no upward chain. Comprises entrance hall, cloakroom, kitchen/dining room, study/bedroom 4, first floor lounge, 3 bedrooms, bathroom and refitted shower room. There is an enclosed rear garden and garage with parking space.

4 2 1

Guide Price £365,000





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, stairs to first floor, radiator.

CLOAKROOM

With low level WC, pedestal hand wash basin, storage cupboard, radiator.

STUDY/BEDROOM 4

With double glazed window to front aspect overlooking the green, wall mounted gas fired boiler, radiator.

KITCHEN / DINING ROOM

With double glazed window and French door onto rear garden, stainless steel sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in electric oven, gas hob and extractor hood, plumbing for dishwasher and washing machine.

FIRST FLOOR LANDING

With stairs to second floor, double glazed window to front aspect, shelved cupboard, radiator.

SHOWER ROOM

Refitted with shower, built-in WC and wash basin, heated towel rail.

LOUNGE

With 2 double glazed windows to rear aspect, radiator.

BEDROOM 3

With double glazed window to front aspect overlooking the green, radiator.

SECOND FLOOR LANDING

With access to loft, radiator.

BATHROOM

With suite comprising built-in WC and wash basin with storage cupboards beneath, panelled bath with shower attachment from the taps, radiator.

BEDROOM 1

With 2 double glazed windows to rear aspect, radiator.

BEDROOM 2

With 2 double glazed windows to front aspect overlooking the green, built-in cupboard, radiator.

OUTSIDE

To the rear of the property there is an enclosed garden which is a combination of patio and lawn. Gated access at the back leads to a nearby garage situated in a block underneath a coach house

apartment. To the front of the garage there is a parking space.

TENURE

House - Freehold

Garage - leasehold - A 155 year lease was started in 2004 and a ground rent is payable £277.36 per annum.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

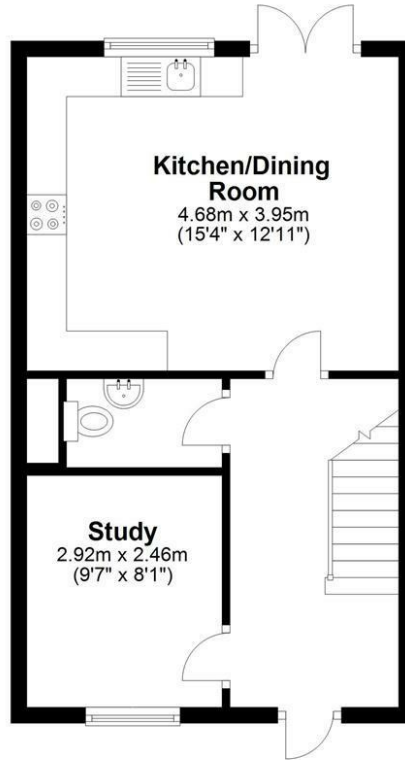
Strictly by appointment with the Agents.





Ground Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



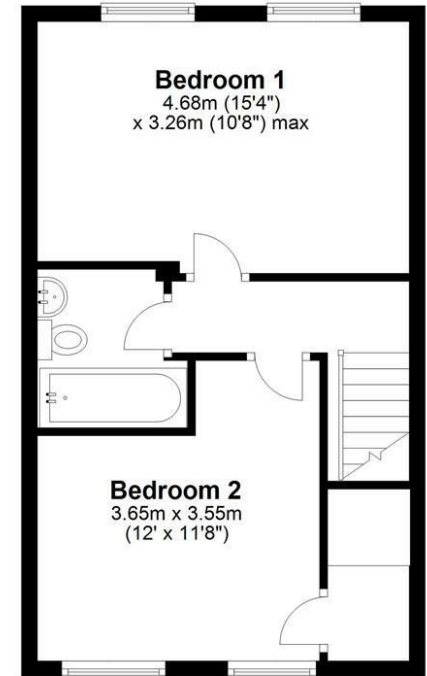
First Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



Second Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
76	87
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Guide Price £365,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Total area: approx. 115.2 sq. metres (1240.4 sq. feet)

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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.