



Wensum Way, Ely, CB6 2WY

CHEFFINS

Wensum Way

Ely,
CB6 2WY

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Guide Price £465,000

- Well Presented Link Detached
- Popular Area Close to Large Green Space & Schools
- 4 Bedrooms (2 Ensuite)
- Lounge, Dining Room & Study
- Attractive Garden, Driveway & Tandem Garage
- Convenient for City Centre
- Freehold / Council Tax Band D / EPC Rating TBC

A well presented 4 bedroom link detached property situated within a highly regarded area close to the Lantern and Isle of Ely Primary Schools, Ely College and is also conveniently placed for access to the city centre. Accommodation comprises on the ground floor, entrance hall, cloakroom, dining room, lounge, study and kitchen/breakfast room, whilst on the first floor there are 4 bedrooms (2 with ensuite) and family bathroom. Outside there is a well maintained and attractive south facing garden, driveway and tandem length double garage.

The property is located within the popular 'Stour Green area' with the nearby large green area popular for family's with young children and with schools being closeby, this is an ideal family home.





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, under stairs storage cupboard, radiator.

CLOAKROOM

With double glazed window to side aspect, low level WC, pedestal hand wash basin, radiator

DINING ROOM

With double glazed window to front aspect, radiator, double doors to:

LOUNGE

With French doors to rear garden and double glazed window, television point, radiator.

STUDY

With double glazed window to front aspect, radiator.

KITCHEN / BREAKFAST ROOM

With double glazed window and door to rear aspect, replacement gas fired central heating boiler, range of wall and base level storage units, work surfaces and drawers, built-in electric double oven, gas hob and extractor hood, fridge/freezer and dishwasher, stainless steel sink unit and drainer, plumbing for washing machine, radiator.

FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder, access to loft.

BEDROOM 1

With double glazed window to front aspect, built-in double wardrobe, radiator.

ENSUITE

With shower cubicle, low level WC, vanity unit with wash basin, double glazed window to front aspect, radiator.

BEDROOM 2

With built-in double wardrobe, double glazed window to front aspect, radiator.

ENSUITE

With double glazed window to side aspect, shower cubicle, pedestal wash hand basin, low level WC, radiator.

BEDROOM 3

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

BEDROOM 4

With double glazed window to rear aspect, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, double glazed window to rear aspect, radiator.

OUTSIDE

To the side of the property there is a driveway leading to a double length garage with electric up and over door and personnel door into the rear garden. The rear garden is an attractive feature of the property and faces in a southerly direction and consists of an extended patio leading onto a lawn with well maintained borders.

AGENTS NOTE

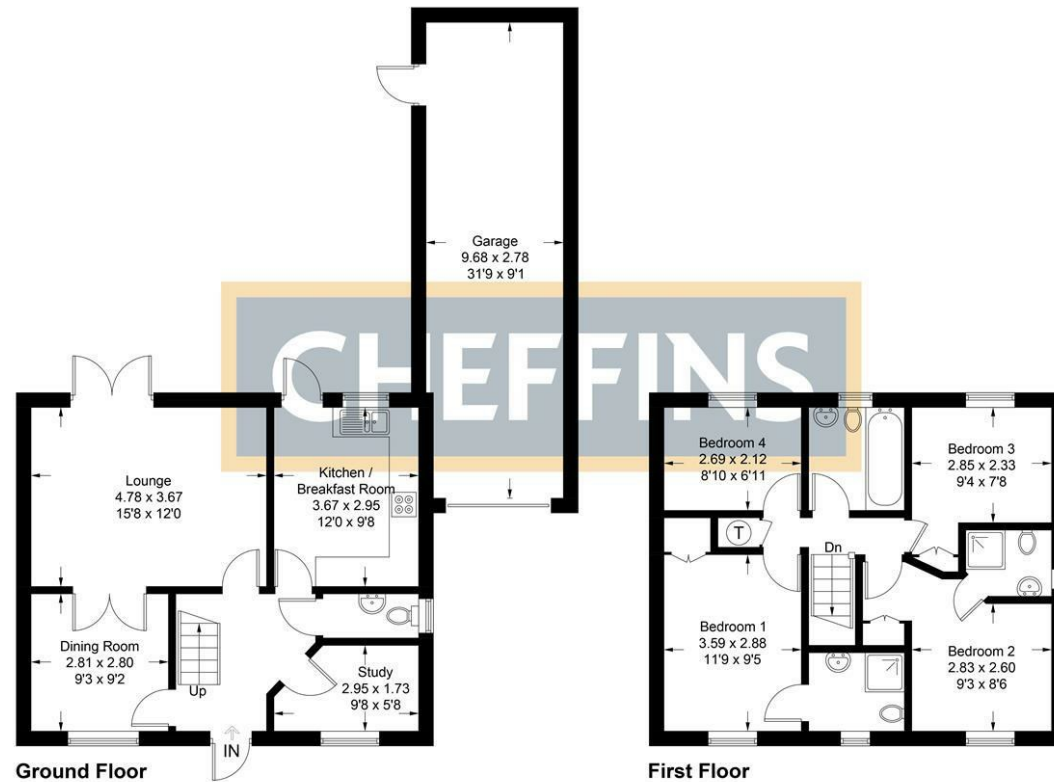
For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Approximate Gross Internal Area
 Ground Floor = 51.5 sq m / 554 sq ft
 First Floor = 52.1 sq m / 561 sq ft
 Garage = 27.0 sq m / 291 sq ft
 Total = 130.6 sq m / 1406 sq ft



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. (ID1126944)

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	

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Tenure - Freehold

Council Tax Band - D

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.