



Chelmer Way, Ely, CB6 2WS

CHEFFINS

Chelmer Way

Ely,

CB6 2WS

- Extended Semi Detached Home
- Immaculately Presented
- Lounge & Extended Kitchen/Dining/Family Room
- 3 Bedrooms (1 Ensuite)
- Off Road Parking & Single Garage
- Double Width Garden to Rear
- Solar PV System Installed
- Freehold / Council Tax Band B / EPC Rating C

Cheffins are delighted to offer to the market this immaculate and extended semi detached family home, located in the sought after city of Ely.

This beautiful home offers spacious living accommodation from a large entrance hall, formal lounge, an extended kitchen / dining / family room complete with multi fuel burner, there are 3 bedrooms, the master benefitting from an ensuite shower room plus a family bathroom to complete the internal accommodation.

Outside the property is a small front garden, a driveway to the side providing off road parking for 1 car and also features an electric car charger, this leads up to the single garage.

At the rear is a double width garden, complete with mature shrubs, plants and trees and a paved patio. There is access to the garage via a pedestrian access door, plus a timber shed for storage and a log store.

An early viewing is highly recommended.

3 2 1



Guide Price £395,000



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, window to front aspect, stairs to the first floor., oak flooring.

LOUNGE

With bay window to front aspect, oak flooring, radiator.

KITCHEN / DINING / FAMILY ROOM

With bi-fold doors to rear aspect, fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, space for double oven with extractor hood over, wine cooler, oak flooring, multi-fuel burner.

FIRST FLOOR LANDING

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

BEDROOM 1

With window to front aspect, radiator.

ENSUITE

With 3-piece suite comprising low level WC, wash hand basin, shower cubicle, window to side aspect, heated towel rail.

BEDROOM 2

With window to rear aspect, radiator.

BEDROOM 3

With window to rear aspect, radiator.

BATHROOM

With 3-piece suite comprising low level WC, wash hand basin, panelled bath with shower over and shower screen, window to front aspect, radiator.

OUTSIDE

To the front of the property there is a small garden and an off road parking space for 1 car leading to a single garage with up and over door, power and light connected and personnel door into the rear garden. The property also benefits from an electric car charging point.

The rear garden is mainly laid to lawn with mature shrubs, plants and trees to borders, together with a paved patio and timber shed.

AGENTS NOTES

The property benefits from a solar PV system installed under the original feed in tariff scheme.

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

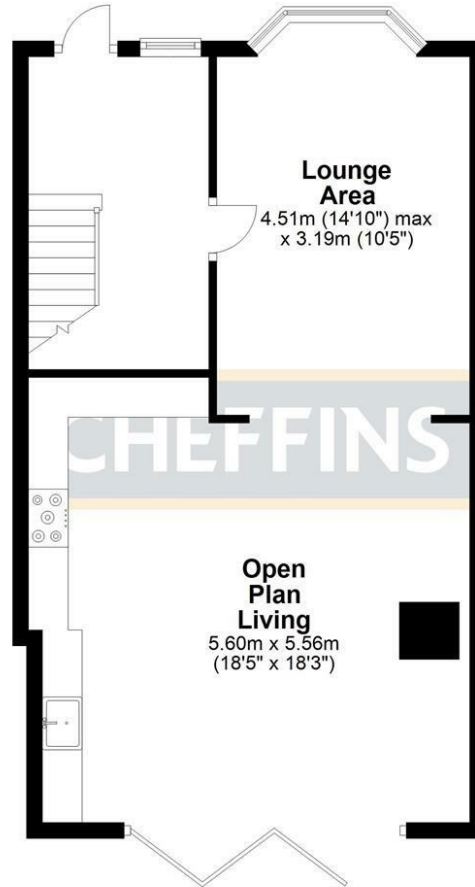
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

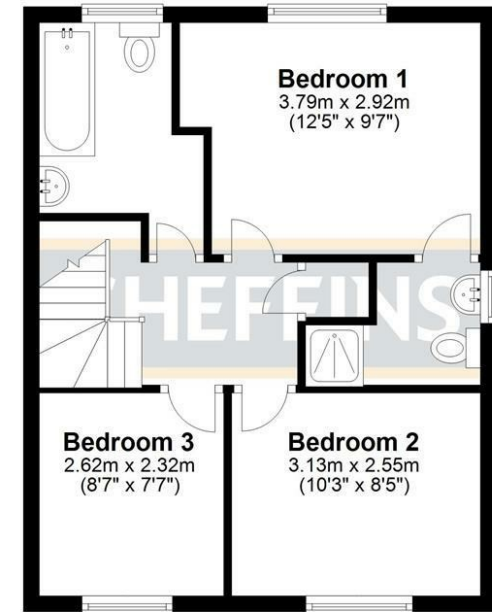




Ground Floor
Approx. 53.4 sq. metres (574.9 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.3 sq. feet)



Total area: approx. 93.7 sq. metres (1008.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £395,000

Tenure - Freehold

Council Tax Band - B

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.