



Welland Place, Ely, CB6 2XA

CHEFFINS

Welland Place

Ely,
CB6 2XA

3 2 2

Guide Price £400,000

- Deceptively Spacious 3-Storey Townhouse
- Flexible Accommodation Including 3/4 Bedrooms (1 Ensuite)
- Play Room / Bedroom 4
- Dual Aspect Kitchen / Dining Room with Access into the Garden
- First Floor Dual Aspect Lounge
- Garden with 'Catio'
- Single Garage & Parking
- Freehold / Council Tax Band / EPC Rating C

We are delighted to offer to the market this modern and deceptively spacious 3 story town house, located close to several schools in the popular Stour Green area of the city of Ely.

This great family home offers flexible accommodation over 3 floors and includes a dual aspect, fitted kitchen / diner that has patio doors leading out to the rear garden, there is a separate utility room, ground floor cloakroom and a playroom / bedroom 4. To the 1st floor is a dual aspect lounge, dual aspect double bedroom and a family bathroom. Up to the top floor and you'll find a further double bedroom and the master bedroom that further benefits from an ensuite shower room.

Outside, there is a small, paved front garden, whilst the rear offers a mainly laid to lawn garden, paved patio, there is also a "Catio" installed for the owners previous house cat, whilst at the very rear there is access to a single garage and the parking beyond.

To fully appreciate all that is on offer, an early viewing is highly recommended.





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, stairs to first floor, under stairs storage cupboard, radiator.

CLOAKROOM

Fitted with 2-piece suite comprising of low level WC and wash hand basin, radiator.

PLAY ROOM

With window to front, radiator.

UTILITY ROOM

With door to rear into the garden, window to rear, fitted with base units with work surfaces over, plumbing for washing machine, wall mounted boiler, extractor fan, radiator.

KITCHEN / DINING ROOM

A dual aspect room fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, 4-ring gas hob with extractor hood over, double oven, integral dishwasher and fridge/freezer, 2 radiators, windows to side and front and door to rear leading to the garden.

FIRST FLOOR LANDING

With stairs to the second floor, airing cupboard housing hot water tank, radiator.

LOUNGE

A dual aspect room with windows to front and rear, decorative fireplace, 2 radiators.

BEDROOM 3

A dual aspect room with windows to front and rear, 2 radiators.

BATHROOM

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

SECOND FLOOR LANDING

With radiator.

BEDROOM 1

A dual aspect room with windows to front and rear, built-in wardrobes, access to loft (not boarded), 2 radiators. Door to:

ENSUITE

Fitted with 3-piece suite comprising low level WC, wash hand basin and shower cubicle, window to front, radiator, extractor fan, radiator.

BEDROOM 2

A dual aspect room with windows to front and rear, built-in wardrobes, 2 radiators.

OUTSIDE

There is a small courtyard style garden

to the front with wrought iron railings to front.

The rear of the property is mainly laid to lawn with patio and mature shrubs and plants to borders. The property also has a 'catio' immediately to the rear of the property.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 £400,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

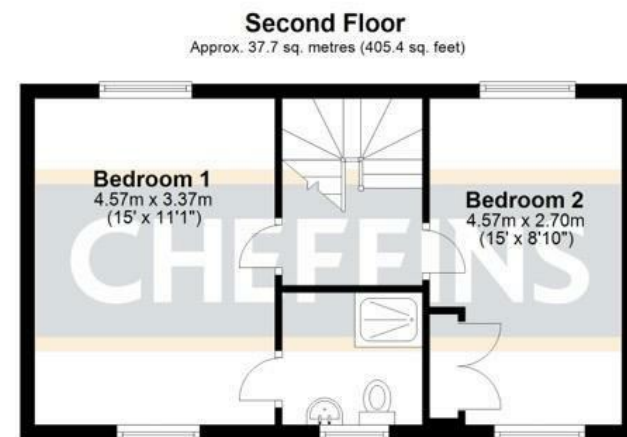
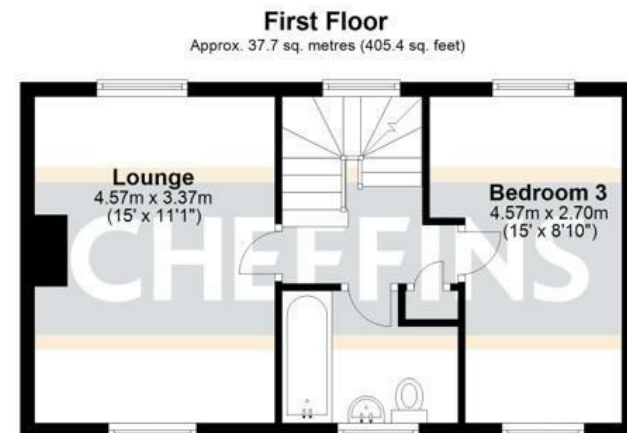
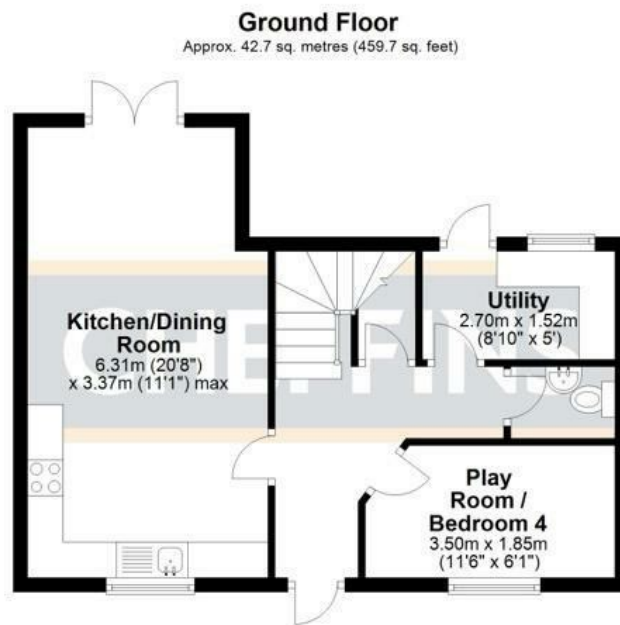
Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.



Total area: approx. 118.0 sq. metres (1270.6 sq. feet)



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