



Wensum Way, Ely, CB6 2WZ

**CHEFFINS**



## Wensum Way

Ely,  
CB6 2WZ

- No forward chain
- Mid Terraced
- 2 Bedrooms
- Kitchen / Breakfast room
- Walking distance of local amenities
- Single car garage and parking
- Sought after location
- FREEHOLD / COUNCIL TAX B / EPC TBC

Cheffins are pleased to market this well presented, two bedroom, mid terraced house situated in a sought after location within Ely. Property consists of Entrance Hall, Cloakroom, Kitchen / Breakfast Room, Living Room, 2 Bedrooms with Ensuite to Main Bedroom and Family Bathroom. Mainly laid to lawn with a single garage and off road parking. Sold with the benefit of no upward chain.

2 2 1

**£280,000**





## 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 HALLWAY

With wooden flooring, radiator and door leading to...

## CLOAKROOM

With extractor fan, wash hand basin with separate taps surrounding tiled splashback, low level WC, radiator and continued wood flooring.

## LIVING ROOM

With double glazed windows to the front, featured fireplace, two radiators, understairs storage cupboard and door leading in to...

## KITCHEN / BREAKFAST ROOM

With double glazed window to the rear, wall and base matching units with worktop space, overhead extractor fan, integrated 4 ringed gas hob with integrated oven and grill, integrated 1 1/4 stainless steel sink with mixer tap, space for washing machine and dishwasher, integrated fridge / freezer, sliding doors leading to the garden, radiator and tiled flooring with stairs leading to first floor landing.

## FIRST FLOOR LANDING

With loft hatch and airing cupboard housing the water cylinder. Door to...

## BEDROOM 1

With double glazed window to the front, built in wardrobes, radiator and door to..

## ENSUITE

With opaque double glazed window to the front, extracting point, shower cubicle with tiled splash back, wash hand basin with separate taps, low level WC, tiled splash back surrounding, radiator and shaving point.

## BEDROOM 2

Double glazed windows to the rear, built in wardrobe and radiator.

## BATHROOM

With opaque double glazed windows to the rear, extracting point, side panelled bathtub with overhead shower, low level WC, wash hand basin with separate taps, radiator and tiled splash back surrounding.

## OUTSIDE

The rear garden is enclosed with wooden fence panels, predominantly laid to lawn with a variety of greenery and gravelled area. There is also rear gated access leading to a single car garage and parking.

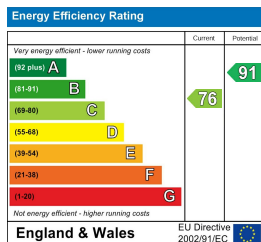
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









£280,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire 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.

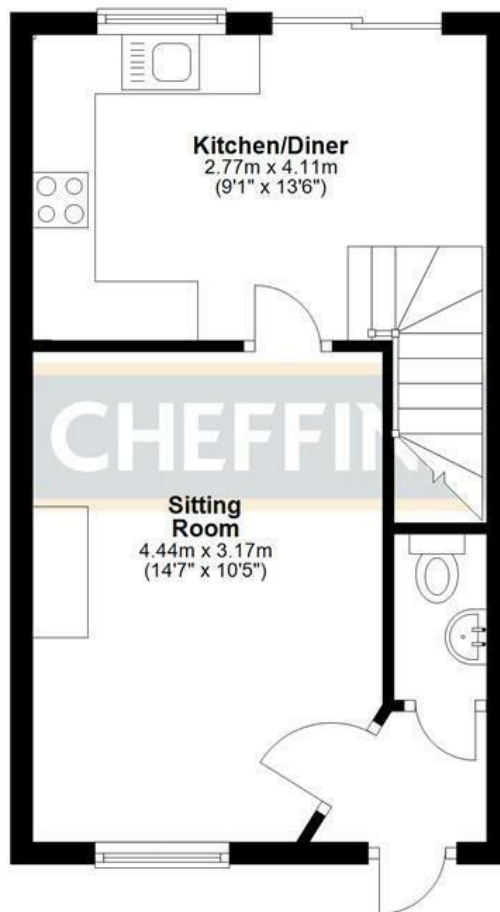
More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

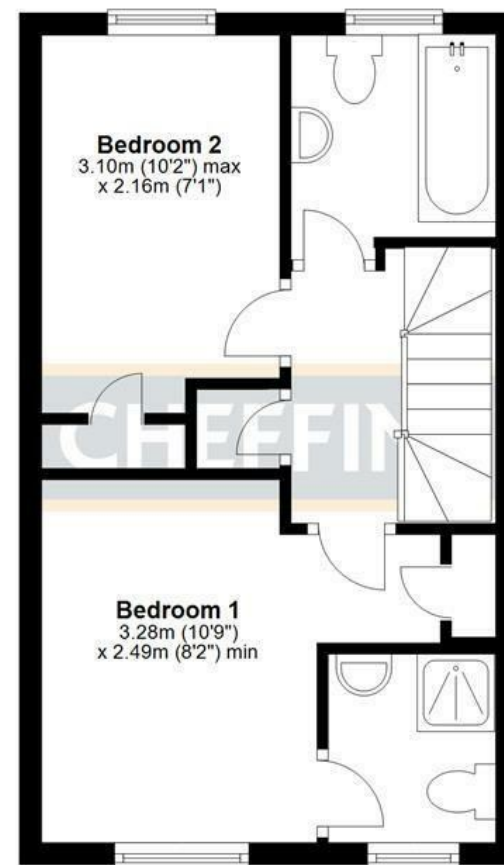
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

**Ground Floor**  
Approx. 30.0 sq. metres (323.0 sq. feet)



**First Floor**  
Approx. 29.7 sq. metres (319.6 sq. feet)



Total area: approx. 59.7 sq. metres (642.5 sq. feet)

