



Gunning Road, Ely, CB7 4RT

**CHEFFINS**



# Gunning Road

Ely,  
CB7 4RT

- Semi Detached House
- Lounge / Diner
- 3 Double Bedrooms
- Ground Floor Cloakroom & Utility Room
- Plenty of Storage
- 2 Parking Spaces
- Generous Rear Garden
- FREEHOLD / COUNCIL TAX A / EPC C

Cheffins are delighted to offer for sale this deceptively spacious three bedroom, semi detached, family home located in the popular city of Ely.

The property comprises of entrance hall, cloakroom, utility room, kitchen and a lounge / diner that provides access to the rear garden.

The first floor offers 3 double bedrooms and a generous family bathroom.

Outside there are two allocated off road parking spaces and brick storage sheds to the front and rear, the rear garden offering a paved patio and a generous mainly laid to lawn garden.

3 1 1

**Guide Price £350,000**





## 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

Door to front, radiator, stairs to the first floor and built in double storage cupboard.

## CLOAKROOM

Fitted with two piece suite comprising of low level WC and vanity wash hand basin, window to the front, radiator and extractor fan.

## UTILITY ROOM

Window to the side, plumbing for washing machine, radiator and extractor fan.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for single oven with an extractor hood over, space for fridge/freezer (plumbing behind for an American fridge/freezer) plumbing for a dishwasher, double stainless steel sink with mixer tap over, plinth heater and also a window to the side.

## LOUNGE / DINER

Patio doors to the rear leading to the garden, window to the rear, two

radiators and generous under stairs storage cupboard.

## FIRST FLOOR LANDING

Access to bedrooms, bathroom and loft access.

## MASTER BEDROOM

Window to the front and a radiator.

## BEDROOM 2

Window to the rear and radiator.

## BEDROOM 3

Window to rear and radiator.

## BATHROOM

Two large storage cupboards, fitted with a four piece comprising of low level WC, his and hers vanity sink and panelled bath with shower over. Window to the front, radiator and a shaving socket.

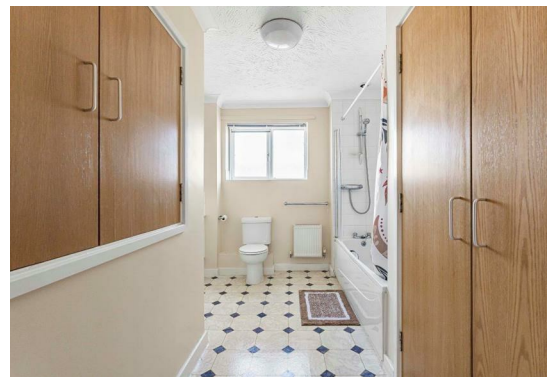
## OUTSIDE

To the front of the property there is a lawned area, path leading to the front with gate and side access. Built in brick storage cupboard to the front and boiler cupboard on the side. To the rear, mainly laid to lawn, paved

patio, outside tap, power socket, gated access to the front and a brick storage shed.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £350,000

Tenure - Freehold

Council Tax Band - A

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>.

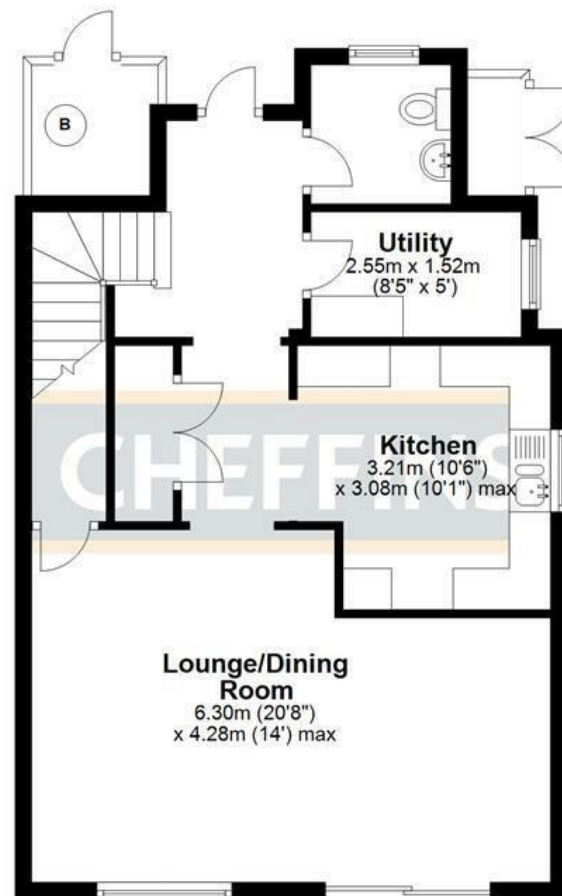
For more information on this property please refer to the Material Information Brochure on our website.

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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.

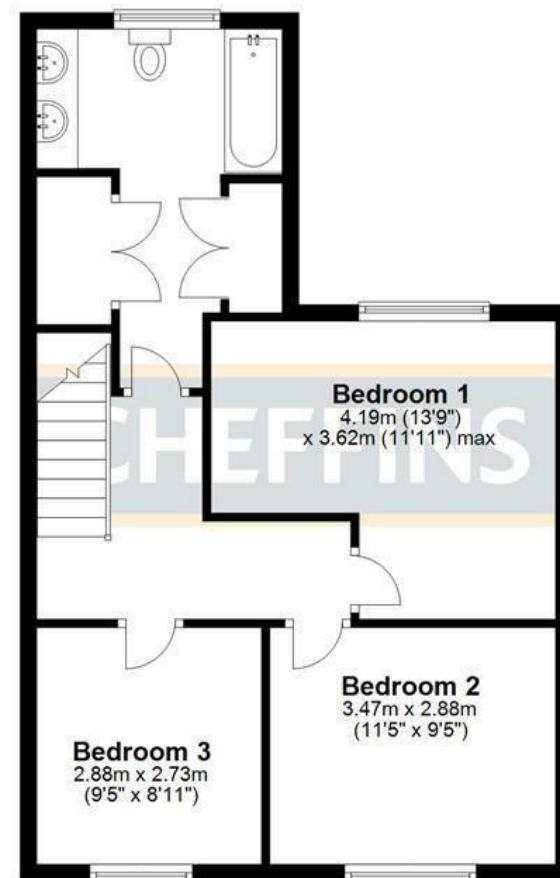
## Ground Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



## First Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 107.5 sq. metres (1157.2 sq. feet)



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