



Henley Way, Ely, CB7 4YJ

CHEFFINS

Henley Way

Ely,
CB7 4YJ

- Semi Detached House
- 3 Bedrooms
- Modern Kitchen / Dining Room
- Driveway & Garage
- Attractive Garden which is not Overlooked from the Rear
- Convenient for City Centre & Nearby Countryside Walks
- Freehold / Council Tax Band C / EPC Rating TBC

A popular style of 3 bedroom semi detached house situated on the edge of the development, comprising entrance hall, lounge, modern kitchen/dining room, 3 bedrooms and bathroom, together with driveway, garage and attractive rear garden.

Due to the position of the property it is not overlooked from the rear and is conveniently located for access to the city centre, Roswell Pits and the Country Park.



Guide Price £335,000





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.

LOUNGE

With double glazed window to front aspect, stairs to first floor, television point, radiator.

KITCHEN / DINING ROOM

Refitted with a range of modern wall and base level storage units, drawers and work surfaces, stainless steel sink unit and drainer, Bosch electric oven, gas hob and extractor hood, plumbing for washing machine, space for fridge/freezer, double glazed window and door to rear garden, radiator.

FIRST FLOOR LANDING

BEDROOM 1

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

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

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

BATHROOM

With double glazed window to front aspect, suite comprising low level WC, pedestal hand wash basin, panelled bath with shower above, heated towel rail.

OUTSIDE

To the front of the property there is a driveway leading to a single garage with insulated roller shutter door. The garage has power and light connected and also houses the gas fired central heating boiler and there is an insulated personnel door to the rear garden.

The rear garden is an attractive feature of the property and backs onto junior school playing fields and is well screened by mature hedging and trees. The garden has an area of decking leading onto a lawn, bordered by established well maintained beds.

AGENTS NOTE

In February 2023 the vendor noticed some cracking in the brickwork which was reported to their Insurance Company. This was investigated

under an insurance claim and found to be the result of ground movement caused by nearby trees. The trees were removed and the cracks 'made good' and after a period of monitoring the work was found to have been successful. The claim was concluded in March 2025. Cheffins hold all relevant documentation in respect of the claim which will be made available to a purchaser.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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 £335,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

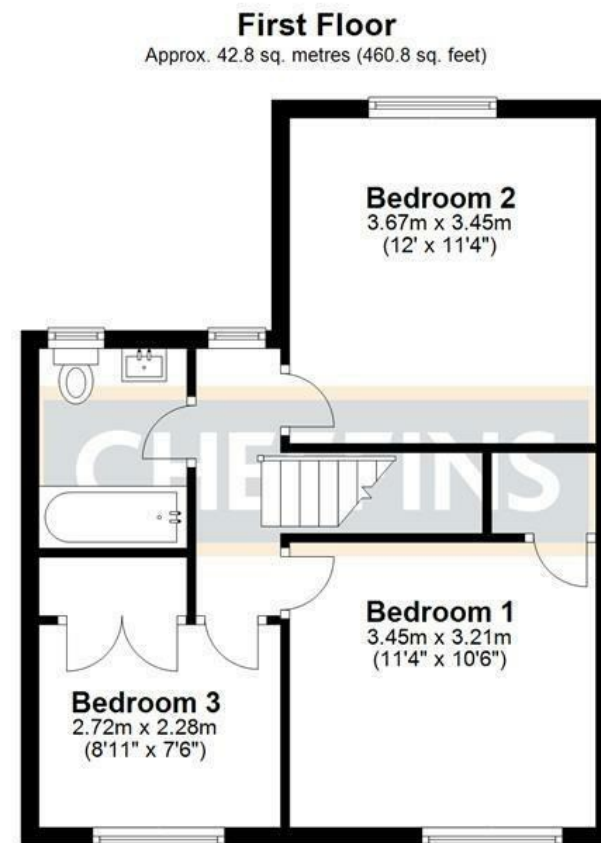
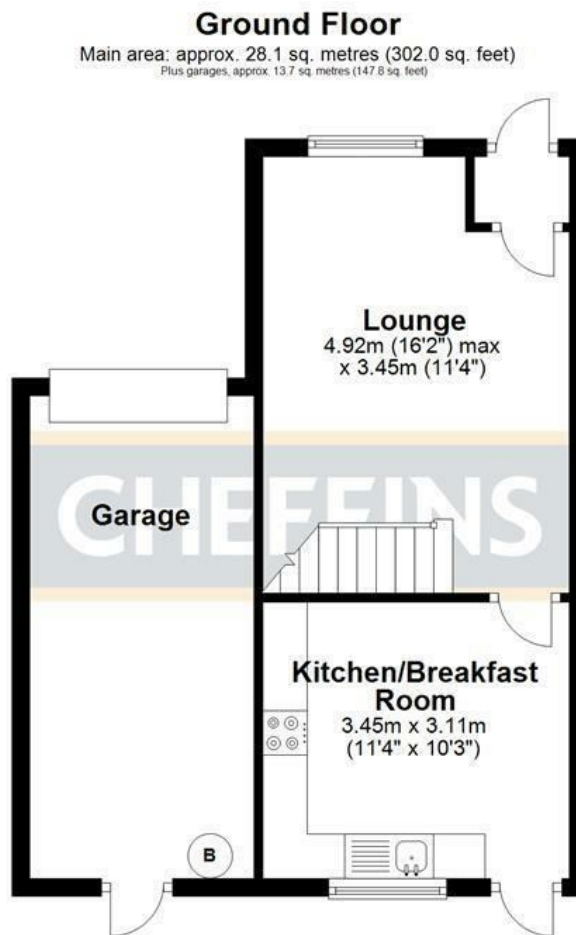
Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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.



Main area: Approx. 70.9 sq. metres (762.9 sq. feet)
Plus garages, approx. 13.7 sq. metres (147.8 sq. feet)

