



Meadow Way, Mepal, CB6 2GH

CHEFFINS

Meadow Way

Mepal,
CB6 2GH

- Detached Bungalow
- 3 Bedrooms (1 Ensuite)
- Sitting Room & Kitchen/Breakfast Room
- Tandem Driveway & Single Garage
- Enclosed Rear Garden
- Beautifully Presented
- Desired Village Location
- Freehold / Council Tax Band D / EPC Rating C

Cheffins are pleased to bring to the market this beautifully presented detached bungalow comprising of entrance hall, kitchen/breakfast room, sitting room, 3 bedrooms (bedroom 1 with ensuite wet room) and bathroom.

Outside there is tandem driveway leading to a single garage, together with an enclosed garden to rear.

3 2 1

Guide Price £365,000





LOCATION

Mepal is a small village situated approximately 8 miles West of Ely and approximately 18 miles North of Cambridge. Facilities include a primary school and a post office/shop. A well respected independent school and mainline station to London and Cambridge can be found in Ely together with the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants

ENTRANCE HALL

With front entrance door, loft hatch, wall mounted fuse board, radiator, airing cupboard housing the water tank, cupboard, wooden flooring, door to:

SITTING ROOM

With double glazed bay window to front, sliding doors to rear, 2 radiators, feature gas fireplace, wooden flooring, door to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level storage units with complimentary worksurfaces, integrated 4-ring induction hob with overhead extractor hood, integrated oven and grill, space for washing machine and dishwasher, space for fridge/freezer, wall mounted boiler, door leading to the

garden, double glazed window to rear, heavy duty vinyl flooring.

BEDROOM 1

With double glazed window to rear, large fitted wardrobes, radiator, door to:

ENSUITE WET ROOM

With overhead shower, tiled splashback surrounding, wash hand basin with mixer tap and storage under, low level WC, spotlight features, extractor fan, opaque double glazed window to side, tiled flooring.

BEDROOM 2

With double glazed window to front, fitted wardrobes, radiator.

BEDROOM 3

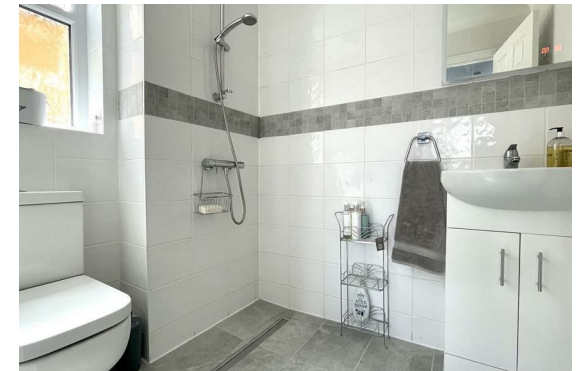
With double glazed window to front and side, radiator, laminate flooring.

OUTSIDE

The front of the property overlooks a green and play park, with a low maintenance gravelled/stone garden. There is a tandem driveway leading to a single garage with up and over door and power connected. Side gated access leads into the rear garden which is fully enclosed by wooden fence panels and is predominantly laid to lawn with patio area, raised stone beds, greenhouse, a timber framed garden shed, outside water tap, water butt and door into the garage.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (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 £365,000

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.

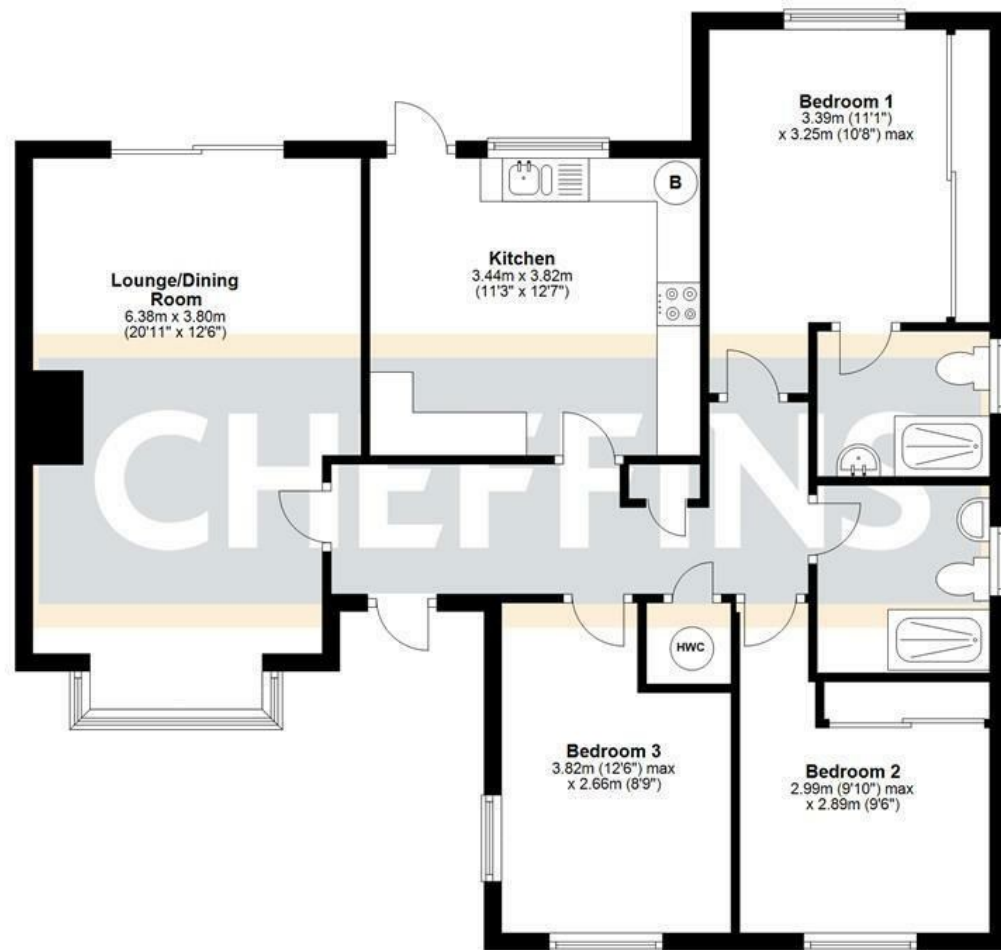
More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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.

Ground Floor
Approx. 86.4 sq. metres (930.2 sq. feet)



Total area: approx. 86.4 sq. metres (930.2 sq. feet)

