



West Fen Road, Ely, CB6 3AD

CHEFFINS

West Fen Road

Ely,
CB6 3AD

- Versatile Detached Home
- Ground Floor Double Bedroom with Ensuite
- 3 First Floor Bedrooms
- Lounge, Dining Room & Study
- Spacious Kitchen/Dining Room & Utility
- Driveway, Double Garage & Gardens
- Small Development of 3 Properties
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating TBC

A versatile detached home situated within a small development of just 3 properties and offered for sale with no upward chain. Accommodation comprises entrance hall, lounge, separate dining room, spacious kitchen/diner, utility, cloakroom, study, ground floor double bedroom with ensuite and 3 first floor bedrooms and bathroom. Outside there is a spacious driveway, double garage and enclosed rear garden.

4 2 3

Guide Price £565,000





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, stairs to first floor, radiator.

LOUNGE

With double glazed window to front aspect, fitted gas fire with stone hearth and decorative surround, radiator.

DINING ROOM

With double glazed window to side aspect, radiator.

KITCHEN / DINING ROOM

With a range of wall and base level storage units, work surfaces and drawers, sink unit and drainer, built-in electric oven, hob and extractor hood, dishwasher, shelved larder cupboard, breakfast bar, double glazed windows and French doors to garden, radiator.

UTILITY

With stainless steel sink unit and drainer, work surfaces and base level storage units, plumbing for washing machine, space for tumble drier, double glazed window to rear and door to side, radiator.

CLOAKROOM

With low level WC, wash basin, double glazed window to side, radiator.

STUDY

With double glazed window to rear aspect, radiator

GROUND FLOOR BEDROOM

With double glazed window to front aspect, radiator.

ENSUITE

With shower cubicle, vanity unit with wash basin, low level WC, double glazed window to side aspect, radiator.

FIRST FLOOR LANDING

With access to loft, airing cupboard housing hot water cylinder, radiator,

BEDROOM 1

With double glazed window to front aspect, range of fitted wardrobes and drawers.

ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, velux window to rear aspect, heated towel rail.

BEDROOM 2

With 2 velux windows to side aspect, range of fitted wardrobes, door to bathroom, radiator.

BEDROOM 3

With velux window to rear aspect, radiator.

BATHROOM

With suite comprising bath, pedestal hand wash basin, low level WC, double glazed window to side aspect, door to bedroom 2, heated towel rail.

OUTSIDE

To the front of the property there is a block paved driveway providing ample off street parking and leading to a double garage with 2 metal up and over doors. Gated pedestrian access leads into the rear garden which is enclosed and mainly laid to lawn, interspersed with small trees, together with a block paved patio.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(31-38) D		
(21-30) E		
(11-20) F		
(1-10) G		
Not energy efficient - higher running costs		
<div> <div></div> <div>69</div> <div>80</div> </div>		
England & Wales <small>EU Directive 2002/91/EC</small>		

Guide Price £565,000

Tenure - Freehold

Council Tax Band - E

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.

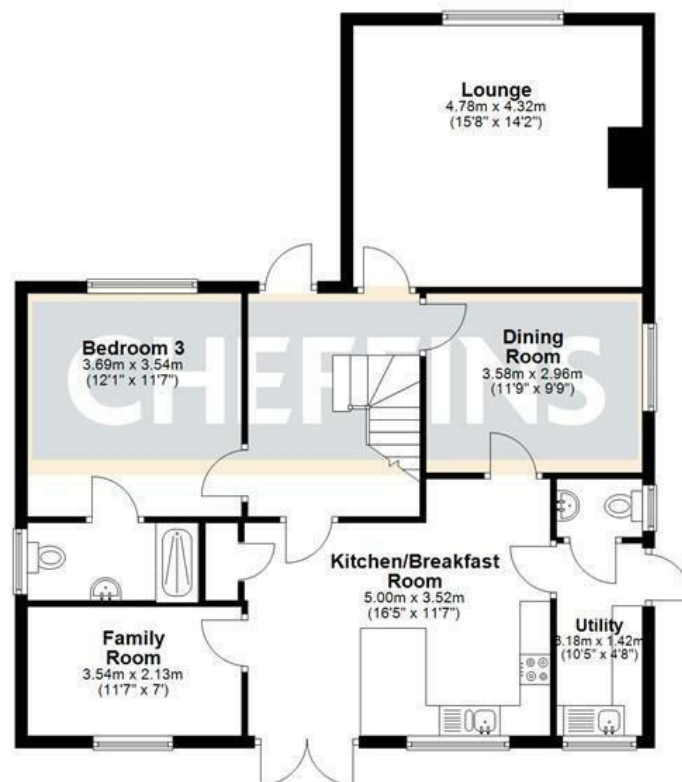
More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

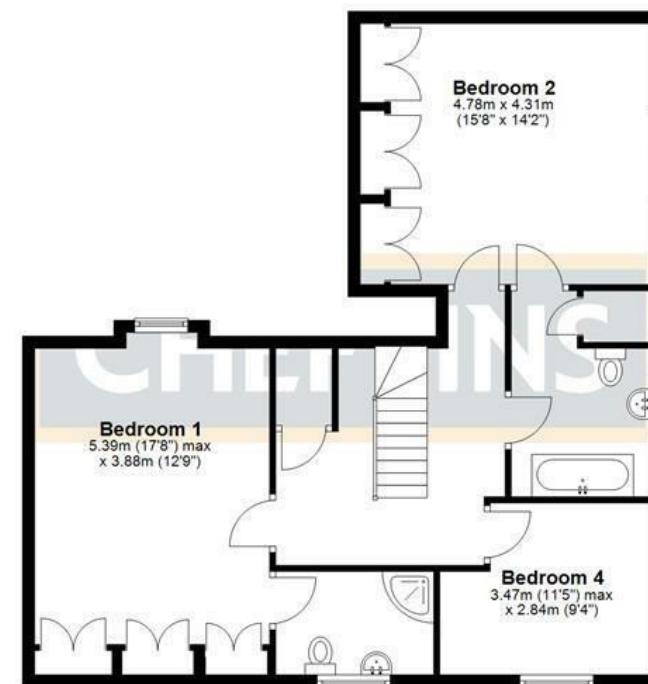
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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. 95.3 sq. metres (1025.9 sq. feet)



First Floor
Approx. 79.1 sq. metres (851.8 sq. feet)



Total area: approx. 174.4 sq. metres (1877.7 sq. feet)



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