



Ely Road, Queen Adelaide, CB7 4TZ

CHEFFINS

Ely Road

Queen Adelaide,
CB7 4TZ

A three bedroom detached house located in the village of Queen Adelaide. The property comprises hall, kitchen, dining area, living area, three bedrooms and family bathroom. Water included. Lawn area to the front and parking to the rear. Please note the access to the side of the property is shared with the farm behind. Available: 09/07/2026. Deposit: £1,269. Holding deposit: £253. Council tax band: C. EPC: D

LOCATION

Queen Adelaide is a hamlet situated on the north-east outskirts of Ely. Ely provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including 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 to London. Ely also has a mainline station which provides electrified rail service to Cambridge and London.



£1,100 PCM



**HALL****KITCHEN**

with wood effect vinyl. Integrated electric oven, hob, extractor, plumbing for washing machine and space for fridge/freezer. Understair storage cupboard.

DINING AREA

with window to rear aspect.

LIVING AREA

with window to front aspect.

BEDROOM**BEDROOM**

with built-in wardrobe.

BEDROOM

with storage cupboard.

BATHROOM

with white suite including WC, wash hand basin and 'P' shaped bath with electric shower over.

OUTSIDE

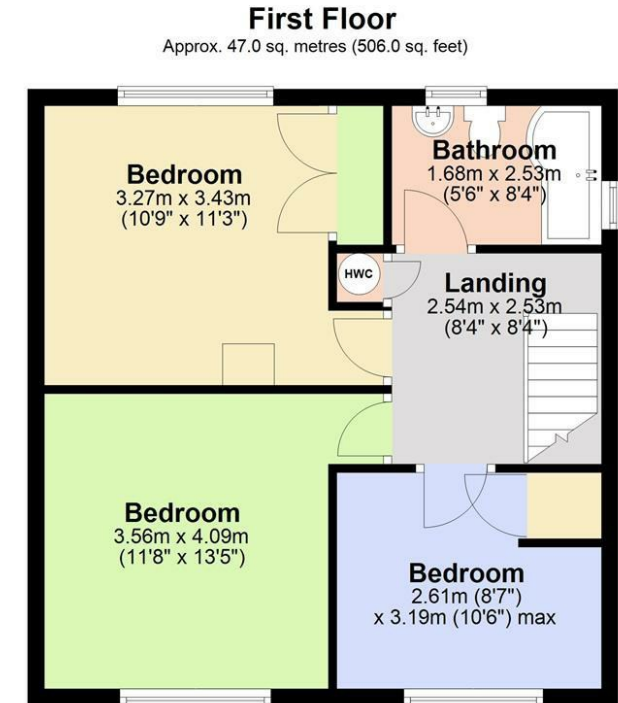
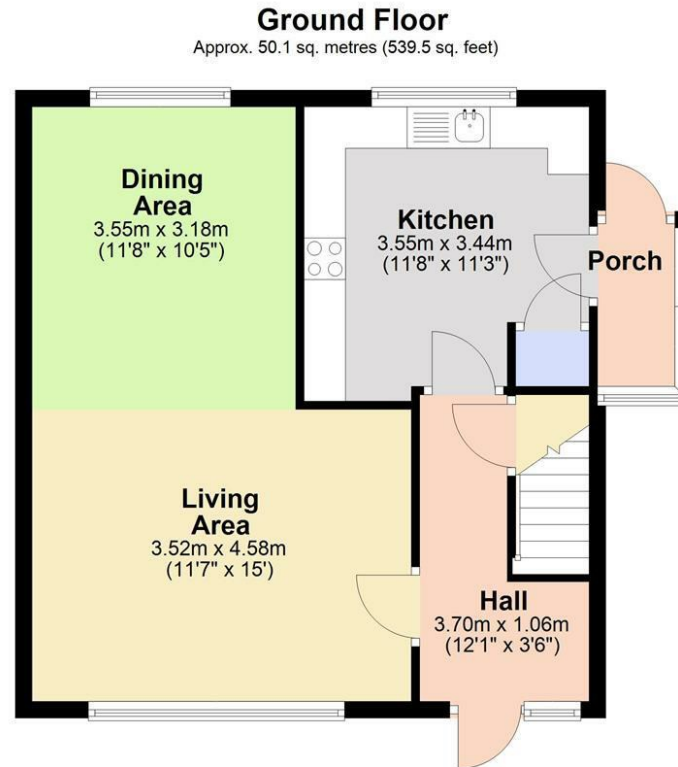
Lawn area to the front of the property and gravel parking area to rear. Please note the access to the side of the property is shared with the farm behind.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



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



Total area: approx. 97.1 sq. metres (1045.5 sq. feet)

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | 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.

