



Henley Way, Ely, CB7 4YH

CHEFFINS

Henley Way

Ely,
CB7 4YH

- Modern Detached Home
- 3 Bedrooms (Master with Refitted Ensuite)
- Kitchen / Dining Room & Utility
- Attractive Gardens
- Double Width Driveway & Garage
- Popular Location
- Well Presented Throughout
- Freehold / Council Tax Band D / EPC Rating C

An immaculately presented detached home situated within a quiet cul de sac on a highly regarded development close to Roswell Pits and attractive walks. Accommodation comprises entrance hall, refitted cloakroom, kitchen/dining room, utility, lounge, 3 bedrooms (master with refitted ensuite) and bathroom, together with front and rear gardens, double width driveway and garage. To fully appreciate the property a viewing is highly recommended.

3 2 1

Offers In Excess Of £425,000





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, under stairs storage cupboard, upgraded radiator.

CLOAKROOM

Updated with vanity unit with wash basin, low level WC, radiator.

KITCHEN / DINING ROOM

With double glazed window and French doors to rear garden, fitted with a range of matching wall and base level storage units, work surfaces and drawers, sink unit and drainer, built-in Bosch electric oven, gas hob and extractor hood, plumbing for dishwasher, upgraded radiator.

UTILITY

With door to outside, plumbing for washing machine, storage units and worktop, replacement gas fired combination boiler.

LOUNGE

With double glazed bay window to front aspect, television point, upgraded radiator.

FIRST FLOOR LANDING

BEDROOM 1

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

ENSUITE

Refitted with double sized walk-in shower cubicle, wall mounted vanity unit, low level WC, double glazed window to side aspect, heated towel rail.

BEDROOM 2

With double glazed window to rear aspect, access to loft which has a pull-down ladder and is part boarded, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BATHROOM

With double glazed window to front aspect, panelled bath, low level WC, refitted vanity unit with wash basin, radiator.

OUTSIDE

To the front of the property there is a lawned garden and side-by-side driveway leading to a single garage.

The garage has a metal up and over door and power and light connected. Gated pedestrian access leads alongside the house to the rear garden which has a combination of patio, lawn and well stocked borders with a wide assortment of plants and shrubs, together with an attractive Silver Birch tree and a small Sorbus tree.

VIEWING ARRANGEMENTS

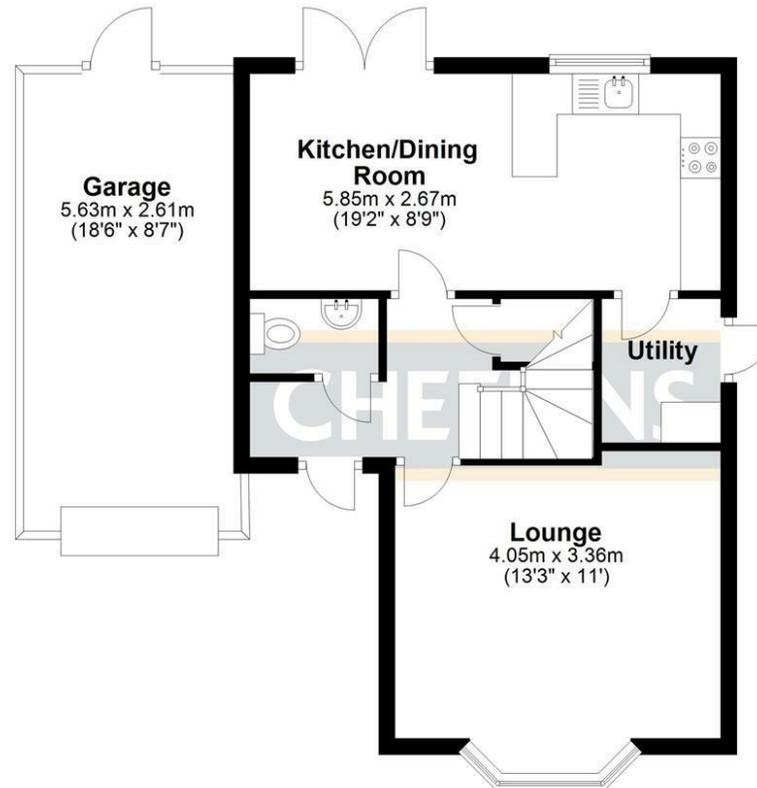
Strictly by appointment with the Agents.





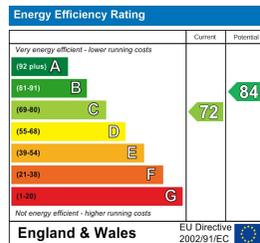
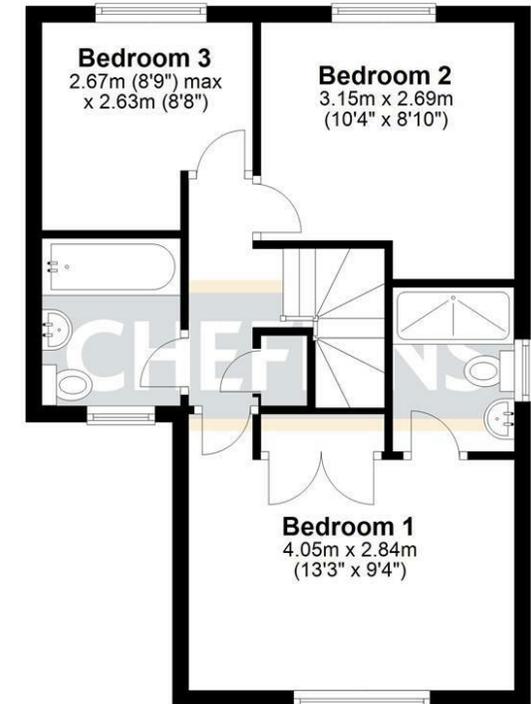
Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



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Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Total area: approx. 84.0 sq. metres (904.0 sq. feet)

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.