



Merivale Way, Ely, CB7 4GQ

CHEFFINS

Merivale Way

Ely,
CB7 4GQ

Cheffins offer to the Market this deceptively spacious Coach House located in the popular City of Ely.

The property offers a generous Lounge plus Kitchen, 2 Double Bedrooms and a Family Bathroom.

Outside the property there is a single Garage and off road parking for 2 cars.

This property further benefits for being offered for sale with No Forward Chain and is available to view by appointment only. For further information or to arrange a viewing please contact us today!

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 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 (minimum journey time of approx. 15 minutes) and London (minimum journey time of approx. 69 minutes).

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Offers In Excess Of £210,000





ENTRANCE HALLWAY

Door to the front with stairs leading up to the first floor.

FIRST FLOOR

Window to the rear, access to the loft, radiator and two storage cupboards.

LOUNGE

Two windows to the front, radiator and an archway through to the Kitchen.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, single oven, plumbing for washing machine, 4 ring gas hob with extractor hood over, stainless steel sink with mixer tap over, window to the rear, space for fridge/freezer, boiler and radiator.

BEDROOM 1

Window to the front and a radiator.

BEDROOM 2

Window to the front, radiator and built in cupboard.

BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower over, tiled splashbacks and window to the rear.

OUTSIDE

Off road parking for two cars, single garage with up and over door and power and light connected.

TENURE

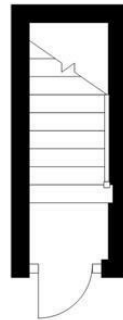
Leasehold. We understand the original lease commenced in January 2006. There is a current service charge payable in the sum of £545.00 per annum and ground rent payable of £235.27.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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		

Ground Floor
Approx. 2.2 sq. metres (23.2 sq. feet)



First Floor
Approx. 64.2 sq. metres (691.1 sq. feet)



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Tenure – Leasehold

Council Tax Band – B

Local Authority – East Cambs District Council

Total area: approx. 66.4 sq. metres (714.3 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>.

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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.

