



Pilgrims Way, Ely, CB6 3DL

CHEFFINS

Pilgrims Way

Ely,
CB6 3DL

- Detached Family House
- 4 Bedrooms
- Ensuite To Bedroom 1
- Double Garage
- Enclosed Rear Garden
- Study
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating TBC

** NO FORWARD CHAIN **

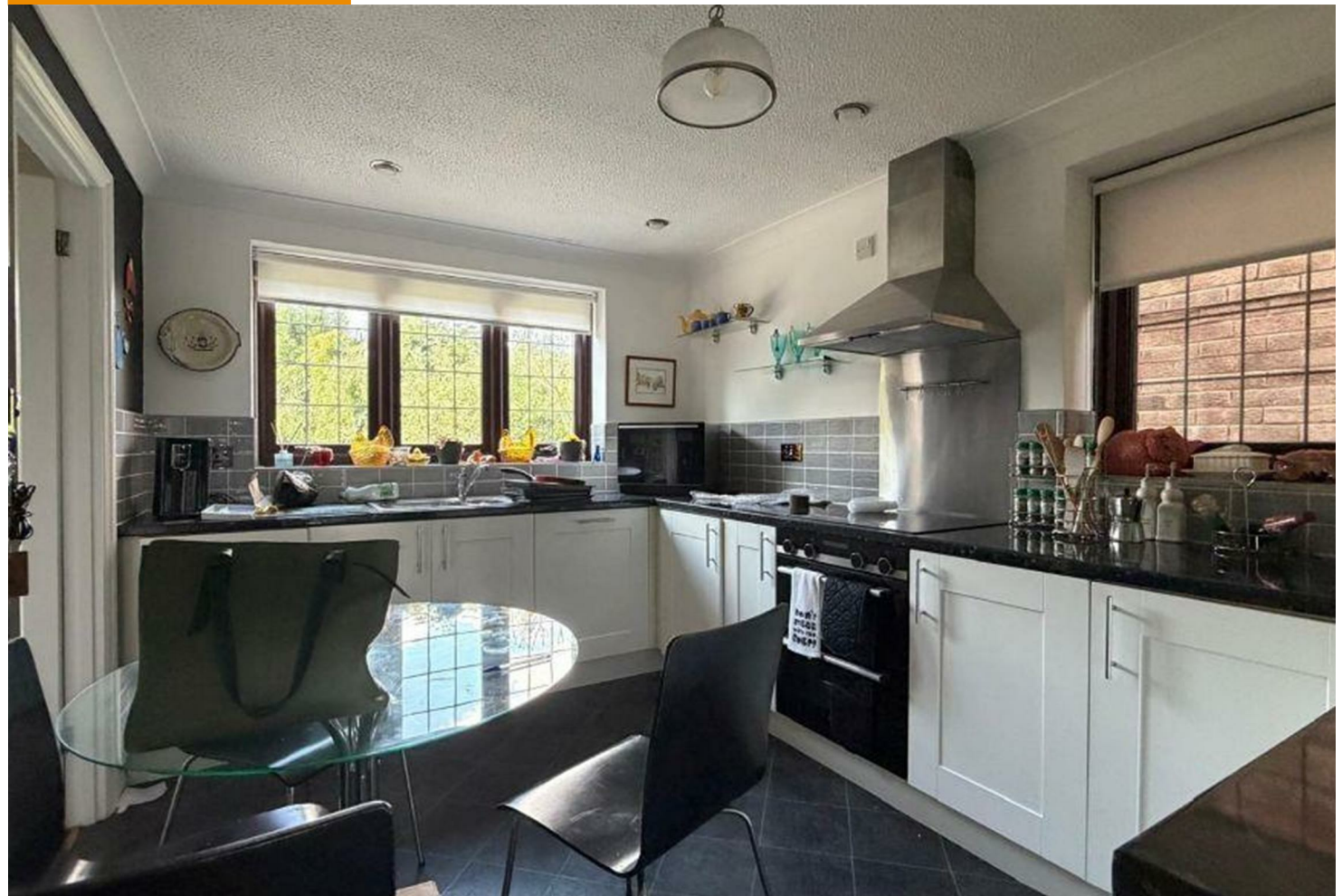
Cheffins are pleased to market this well situated detached family home situated in a desirable cul-de-sac location within the popular City of Ely.

The properties accommodation comprises with an entrance hallway, living room, kitchen/breakfast room, dining room, cloakroom, study, 4 bedrooms with bedroom 1 benefitting from an ensuite, along with a further family bathroom completing the internal accommodation. Outside the property benefits with a driveway leading to a double garage whilst the rear offers a fully enclosed garden with paved patio.

The property also benefits with being sold with no forward chain.

4 3 3

Guide Price £475,000





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 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, stairs leading to first floor, radiator

LIVING ROOM

With featured fireplace, 2 radiators, French doors leading to garden.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated 4 ringed electric hob with oven and grill under, stainless steel splash back and extractor fan over, integrated stainless steel sink with mixer tap, integrated dishwasher, tiled splash backs surrounding, radiator, window to front.

UTILITY ROOM

Fitted with a range of base units with work surfaces over, integrated stainless steel sink with mixer tap, space for fridge/freezer, plumbing for washing machine and tumble dryer, wall mounted combi boiler, door leading to garden.

DINING ROOM

With window to front, radiator.

STUDY

With fitted storage units with worktop space, window to side, radiator.

CLOAKROOM

FIRST FLOOR LANDING

With loft hatch, airing cupboard housing the water tank.

BEDROOM 1

With window to rear, fitted sliding wardrobes, radiator, door to ensuite.

ENSUITE

Fitted with 3 piece suite comprising with walk-in shower cubical, wash hand basin with mixer tap and storage under, low level WC, heated towel rail, opaque window to rear.

BEDROOM 2

With window to rear, radiator.

BEDROOM 3

With window to front, radiator.

BEDROOM 4

With window to front, radiator

BATHROOM

Fitted with a 3 piece suite comprising with side panelled bathtub with overhead shower, wash hand basin with mixer tap and storage under, low level WC, opaque window to side.

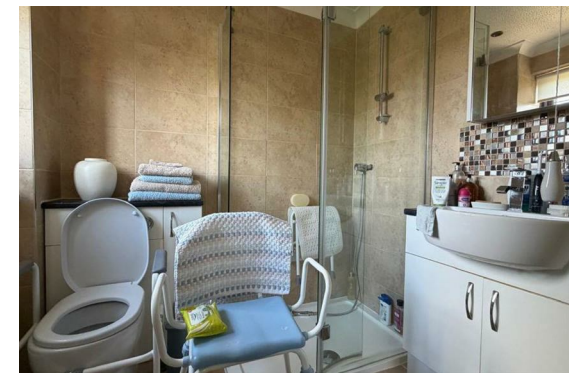
OUTSIDE

The front of the property provides access to front door along with a private, block paved driveway

leading to the double garage with 2 electric up and over door, window to rear and door leading to garden. To the rear there is a fully enclosed mainly laid to lawn garden with patio area.

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		
(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 £475,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

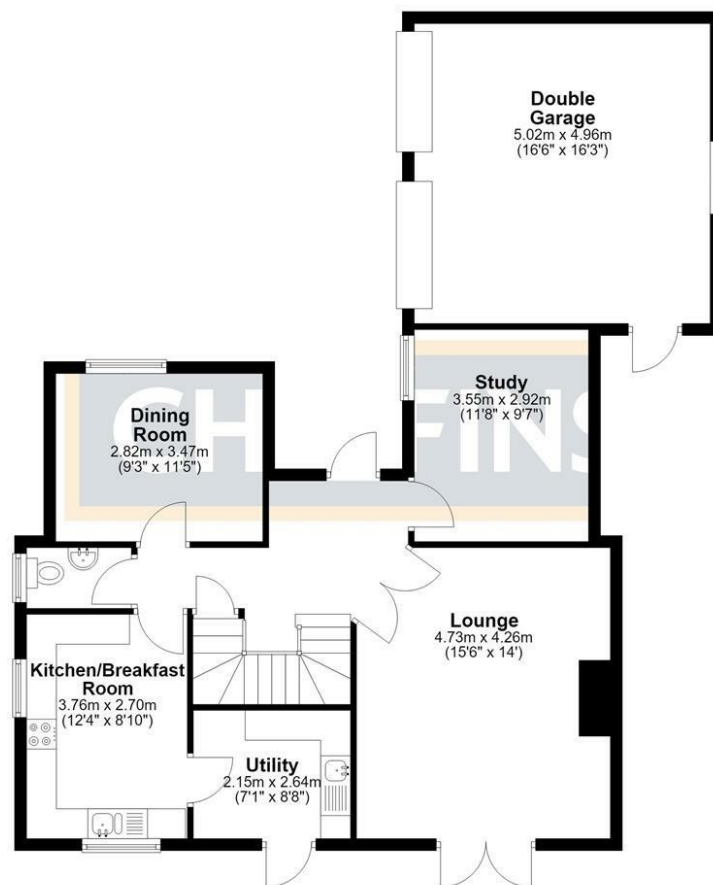
For more information on this property please refer to the Material Information Brochure on our website.

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>.

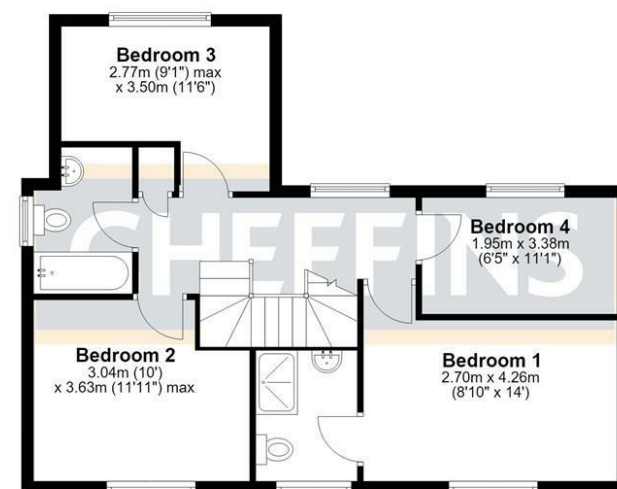
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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Ground Floor
Approx. 96.5 sq. metres (1039.1 sq. feet)



First Floor
Approx. 56.8 sq. metres (611.3 sq. feet)



Total area: approx. 153.3 sq. metres (1650.4 sq. feet)

